

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 FIREFLY ROAD POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 MIRKA WAY POINT COOK VIC 3030	\$838,000	02-Jul-25
99 TRISTANIA DRIVE POINT COOK VIC 3030	\$790,000	27-May-25
18 SELLECK DRIVE POINT COOK VIC 3030	\$810,000	25-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 November 2025



3 MIRKA WAY POINT COOK VIC 3030 Sold Price **\$838,000** Sold Date **02-Jul-25**
Distance **0.34km**

4 2 2



99 TRISTANIA DRIVE POINT COOK VIC 3030 Sold Price **\$790,000** Sold Date **27-May-25**
Distance **0.45km**

4 2 2



18 SELLECK DRIVE POINT COOK VIC 3030 Sold Price **\$810,000** Sold Date **25-Aug-25**
Distance **0.8km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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