

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Opperman Place Point Cook, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$820,000 & \$850,000
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Median sale price

Median price	\$820,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	22-May-2025	to	21-May-2026	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	12 SKEIN STREET POINT COOK 400m2	\$805,000	13-Jan-2026
2	24 MADDOCK STREET POINT COOK 448m2	\$824,000	10-Mar-2026
3	49 LINDSAY GARDENS POINT COOK 416m2	\$839,000	23-Jan-2026

This statement of information was prepared on 29-May-2026 at 6:24:30 PM AEST