

## 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

15 WINDMILL WAY POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$742,000

&

\$762,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2024

to

30 Nov 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 29 SOLITUDE CRESCENT POINT COOK VIC 3030  | \$750,000 | 19-Oct-25 |
| 17 HEATHERBELL AVENUE POINT COOK VIC 3030 | \$785,000 | 12-Nov-25 |
| 8 BROOKLYN STREET POINT COOK VIC 3030     | \$750,000 | 22-Oct-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: 15 December 2025



**29 SOLITUDE CRESCENT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$750,000** Sold Date **19-Oct-25**

Distance **0km**



**17 HEATHERBELL AVENUE POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$785,000** Sold Date **12-Nov-25**

Distance **1.04km**



**8 BROOKLYN STREET POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$750,000** Sold Date **22-Oct-25**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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