

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

19 Maritime Circuit, Point Cook Vic 3030

Indicative selling price

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

Single price

\$950,000

Median sale price*

Median price

Property Type

Suburb

Point Cook

Period - From

to

Source

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 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	58 Windorah Dr POINT COOK 3030	\$1,035,000	01/08/2025
2	97 Beachview Pde POINT COOK 3030	\$1,250,000	31/07/2025
3	218 Haze Dr POINT COOK 3030	\$1,080,000	25/07/2025

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 six months.~~

This Statement of Information was prepared on:

11/08/2025 10:33

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000

No median price available

Comparable Properties



58 Windorah Dr POINT COOK 3030 (REI)

Agent Comments

4 2 2

Price: \$1,035,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 613 sqm approx



97 Beachview Pde POINT COOK 3030 (REI)

Agent Comments

5 5 2

Price: \$1,250,000

Method: Private Sale

Date: 31/07/2025

Property Type: House

Land Size: 612 sqm approx



218 Haze Dr POINT COOK 3030 (REI)

Agent Comments

4 3 2

Price: \$1,080,000

Method: Private Sale

Date: 25/07/2025

Property Type: House

Land Size: 599 sqm approx