

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

2/4 SHIRLEY COURT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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

204/18 TRIBECA DRIVE POINT COOK VIC 3030	\$450,000	08-Aug-25
1/10 SANTANDER CRESCENT POINT COOK VIC 3030	\$555,000	22-Jul-25
1/17 TOM ROBERTS PARADE POINT COOK VIC 3030	\$440,000	24-Jun-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: 29 October 2025

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**204/18 TRIBECA DRIVE POINT
 COOK VIC 3030**

2 1 1

Sold Price **\$450,000** Sold Date **08-Aug-25**

Distance **0.95km**



**1/10 SANTANDER CRESCENT
 POINT COOK VIC 3030**

2 1 1

Sold Price **\$555,000** Sold Date **22-Jul-25**

Distance **1.06km**



**1/17 TOM ROBERTS PARADE POINT
 COOK VIC 3030**

2 2 2

Sold Price **\$440,000** Sold Date **24-Jun-25**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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