

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 SOLO STREET 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2024

to

31 Jul 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

8 SULLIVAN WALK POINT COOK VIC 3030	\$630,000	18-Jul-25
60 COOINDA WAY POINT COOK VIC 3030	\$599,500	02-Jul-25
30 ANGLERS AVENUE POINT COOK VIC 3030	\$650,000	01-Jul-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: 04 August 2025

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**8 SULLIVAN WALK POINT COOK
VIC 3030**

3 2 2

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **18-Jul-25**

Distance **1.34km**



**60 COOINDA WAY POINT COOK
VIC 3030**

3 2 1

Sold Price ^{RS} **\$599,500** Sold Date **02-Jul-25**

Distance **1.4km**



**30 ANGLERS AVENUE POINT
COOK VIC 3030**

3 2 1

Sold Price ^{RS} **\$650,000** Sold Date **01-Jul-25**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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