

## 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

21 MIRKA 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 38 BAYSIDE DRIVE POINT COOK VIC 3030      | \$1,200,000 | 17-Apr-25 |
| 35 COASTAL PROMENADE POINT COOK VIC 3030  | \$1,250,000 | 24-Jun-25 |
| 14 GRAMERCY BOULEVARD POINT COOK VIC 3030 | \$1,310,000 | 16-May-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: 09 October 2025


**38 BAYSIDE DRIVE POINT COOK  
VIC 3030**
 4    2    2

Sold Price

**\$1,200,000**

Sold Date

**17-Apr-25**

Distance

**1.57km**

**35 COASTAL PROMENADE POINT  
COOK VIC 3030**
 4    2    2

Sold Price

**\$1,250,000**

Sold Date

**24-Jun-25**

Distance

**1.57km**

**14 GRAMERCY BOULEVARD POINT  
COOK VIC 3030**
 4    2    2

Sold Price

**\$1,310,000**

Sold Date

**16-May-25**

Distance

**1.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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