

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

25 Kittyhawk Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$745,000 & \$795,000

Median sale price

Median price \$827,000 Property Type House Suburb Point Cook

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	15 Stoneyfell Rd POINT COOK 3030	\$755,000	20/10/2025
2	3 Kittyhawk Rd POINT COOK 3030	\$760,000	25/08/2025
3	14 Spencer St POINT COOK 3030	\$760,000	11/07/2025

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:

17/12/2025 21:37



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Property Type: Land
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$795,000
Median House Price
September quarter 2025: \$827,000

Comparable Properties



15 Stoneyfell Rd POINT COOK 3030 (REI/VG)

Agent Comments

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Price: \$755,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 400 sqm approx



3 Kittyhawk Rd POINT COOK 3030 (REI/VG)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 400 sqm approx



14 Spencer St POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 448 sqm approx

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