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 | 25 Kittyhawk Road, Point Cook Vic 3030 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$745,000 & \$795,000 |
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Median sale price

| Median price | \$827,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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)

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Agent Comments

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)

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Agent Comments

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)

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Price: \$760,000

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Agent Comments

Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 448 sqm approx

Account - Bow Residential | P: (03) 8672 2942





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