

## 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 SHIRAZ CRESCENT 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

\$975,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 2026

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

7 SILVERBAY AVENUE POINT COOK VIC 3030	\$980,000	11-Mar-26
341 SALTWATER PROMENADE POINT COOK VIC 3030	\$970,000	14-Jan-26
18 GRAMERCY BOULEVARD POINT COOK VIC 3030	\$1,000,000	15-May-26

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: 18 June 2026


**7 SILVERBAY AVENUE POINT  
COOK VIC 3030**
 5   
  2   
  2

 Sold Price    **\$980,000**    Sold Date    **11-Mar-26**

 Distance    **0.54km**

**341 SALTWATER PROMENADE  
POINT COOK VIC 3030**
 4   
  2   
  2

 Sold Price    **\$970,000**    Sold Date    **14-Jan-26**

 Distance    **0.82km**

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

 Sold Price    <sup>RS</sup> **\$1,000,000**    Sold Date    **15-May-26**

 Distance    **2.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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