

## 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

26B CIRCUS AVENUE 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

\$575,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,750

Property type

Unit

Suburb

Point Cook

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 69 KINGSFORD DRIVE POINT COOK VIC 3030 | \$582,000 | 14-Sep-24 |
| 33 TACKLE DRIVE POINT COOK VIC 3030    | \$580,000 | 10-Nov-24 |
| 50 UMBRELLA WAY POINT COOK VIC 3030    | \$625,000 | 08-Oct-24 |

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: 15 March 2025

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**69 KINGSFORD DRIVE POINT  
COOK VIC 3030**

 3  2  1

Sold Price

**\$582,000**

Sold Date

**14-Sep-24**

Distance

**0.03km**



**33 TACKLE DRIVE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$580,000**

Sold Date

**10-Nov-24**

Distance

**0.48km**



**50 UMBRELLA WAY POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$625,000**

Sold Date

**08-Oct-24**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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