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

27 FRESHET AVENUE POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,445,000	&	\$1,495,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$791,500	Prope	erty type	ype House		Suburb	Point Cook
Period-from	01 Oct 2024	to	30 Sep 2	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
36 FESTIVAL DRIVE POINT COOK VIC 3030	\$1,550,000	01-Jun-25
74 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$1,431,000	05-Jun-25
35 ENDURANCE WAY POINT COOK VIC 3030	\$1,430,000	21-Jun-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: 14 October 2025





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36 FESTIVAL DRIVE POINT COOK Sold Price VIC 3030

\$1,550,000 Sold Date **01-Jun-25**

Distance 3.73km

74 BOARDWALK BOULEVARD POINT COOK VIC 3030

aaa 2

₩ 3

Sold Price

\$1,431,000 Sold Date 05-Jun-25

Distance 1.08km



35 ENDURANCE WAY POINT COOK Sold Price **VIC 3030**

\$1,430,000 Sold Date **21-Jun-25**

二 5 ₩ 3

■ 5

\$ 2

Distance

4.11km

RS = Recent sale

UN = Undisclosed Sale

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