

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

3 BAYSIDE DRIVE 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

\$1,030,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2025

to

31 Jul 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

13 SALTBUSSH STREET POINT COOK VIC 3030	\$1,025,800	12-Aug-26
7 COASTWATCH ROAD POINT COOK VIC 3030	\$1,085,000	22-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.

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**13 SALTBUSH STREET POINT
COOK VIC 3030**

4 2 2

Sold Price ^{RS} **\$1,025,800** Sold Date **12-Aug-26**

Distance **1.55km**



**7 COASTWATCH ROAD POINT
COOK VIC 3030**

4 2 2

Sold Price **\$1,085,000** Sold Date **22-May-26**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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