

## 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 KITTYHAWK ROAD 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 11 LIBERATOR DRIVE POINT COOK VIC 3030   | \$740,000 | 01-Jul-25 |
| 99 TRISTANIA DRIVE POINT COOK VIC 3030   | \$790,000 | 27-May-25 |
| 16 ROUNDHAY CRESCENT POINT COOK VIC 3030 | \$767,000 | 04-Jul-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: 22 July 2025



**11 LIBERATOR DRIVE POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**01-Jul-25**

Distance

**0.35km**



**99 TRISTANIA DRIVE POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$790,000**

Sold Date

**27-May-25**

Distance

**0.89km**



**16 ROUNDHAY CRESCENT POINT  
COOK VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$767,000**

Sold Date

**04-Jul-25**

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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