

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 LAVONA STREET 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

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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

17 MESSINA CRESCENT POINT COOK VIC 3030	\$2,450,000	24-Mar-25
19 FAVERSHAM STREET POINT COOK VIC 3030	\$1,880,000	19-May-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: 07 October 2025


**17 MESSINA CRESCENT POINT
COOK VIC 3030**

 6
  6
  2

Sold Price **\$2,450,000** Sold Date **24-Mar-25**

Distance **2.82km**


**19 FAVERSHAM STREET POINT
COOK VIC 3030**

 5
  5
  2

Sold Price **\$1,880,000** Sold Date **19-May-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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