

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

33 HEMLOCK CRESCENT 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

\$930,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 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

25 ASTLEY CRESCENT POINT COOK VIC 3030	\$950,000	06-May-25
46 BERGAMOT DRIVE POINT COOK VIC 3030	\$910,000	04-Mar-25
101 JUNIPER AVENUE POINT COOK VIC 3030	\$936,000	24-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: 21 April 2026



25 ASTLEY CRESCENT POINT
COOK VIC 3030

5 2 2

Sold Price \$950,000 Sold Date 06-May-25

Distance 0.14km



46 BERGAMOT DRIVE POINT
COOK VIC 3030

4 2 2

Sold Price \$910,000 Sold Date 04-Mar-25

Distance 0.32km



101 JUNIPER AVENUE POINT COOK
VIC 3030

4 2 2

Sold Price \$936,000 Sold Date 24-Jun-25

Distance 0.32km

RS = Recent sale UN = Undisclosed Sale

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