

## 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

346 SALTWATER PROMENADE 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

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

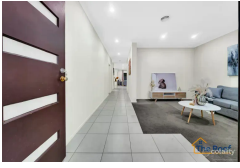
Date of sale

9 BAYCREST DRIVE POINT COOK VIC 3030	\$885,000	14-Feb-26
7 SEACOAST STREET POINT COOK VIC 3030	\$875,000	30-Mar-26
6 STATESMAN WAY POINT COOK VIC 3030	\$900,000	27-Nov-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 April 2026



**9 BAYCREST DRIVE POINT COOK  
 VIC 3030**

5 2 2

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date **14-Feb-26**

Distance **1.24km**



**7 SEACOAST STREET POINT COOK  
 VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$875,000**

Sold Date **30-Mar-26**

Distance **0.25km**



**6 STATESMAN WAY POINT COOK  
 VIC 3030**

3 2 2

Sold Price

**\$900,000**

Sold Date **27-Nov-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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