

## 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

36 CAMPASPE WAY 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

\$1,175,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

6 WATTLE GROVE POINT COOK VIC 3030	\$1,180,000	12-Oct-25
5 NASSAU ROAD POINT COOK VIC 3030	\$1,340,000	22-Dec-25
2 DURACK COURT POINT COOK VIC 3030	\$1,190,000	28-Oct-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: 10 March 2026


**6 WATTLE GROVE POINT COOK  
VIC 3030**
 2  3  4

Sold Price

**\$1,180,000**

Sold Date

**12-Oct-25**

Distance

**1.22km**

**5 NASSAU ROAD POINT COOK VIC  
3030**
 4  3  2

Sold Price

**\$1,340,000**

Sold Date

**22-Dec-25**

Distance

**0.44km**

**2 DURACK COURT POINT COOK  
VIC 3030**
 4  2  3

Sold Price

**\$1,190,000**

Sold Date

**28-Oct-25**

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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