

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

38 CRESTON 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2025

to

31 Jul 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

17 EAST CORNHILL DRIVE POINT COOK VIC 3030	\$830,000	11-Aug-26
20 WALTON LOOP POINT COOK VIC 3030	\$810,500	22-Aug-26
116 AMBASSADOR CRESCENT POINT COOK VIC 3030	\$790,000	26-May-26

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: 24 August 2026



17 EAST CORNHILL DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

11-Aug-26

Distance

1.19km



20 WALTON LOOP POINT COOK VIC 3030

 4  2  2

Sold Price

^{RS} **\$810,500**

Sold Date

22-Aug-26

Distance

0.81km



116 AMBASSADOR CRESCENT POINT COOK VIC 3030

 4  2  2

Sold Price

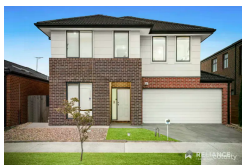
\$790,000

Sold Date

26-May-26

Distance

0.24km



85 ASTORIA DRIVE POINT COOK VIC 3030

 5  3  2

Sold Price

^{RS} **\$780,000** ^{UN}

Sold Date

23-Jul-26

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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