

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

4 ATKINSON CLOSE 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 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

3 WALTON LOOP POINT COOK VIC 3030	\$825,000	01-Oct-25
19 COOINDA WAY POINT COOK VIC 3030	\$872,000	03-Sep-25
62 HARLEM CIRCUIT POINT COOK VIC 3030	\$905,000	21-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: 17 November 2025



3 WALTON LOOP POINT COOK VIC 3030 Sold Price **\$825,000** Sold Date **01-Oct-25**

 4  2  2

Distance **0.43km**



19 COOINDA WAY POINT COOK VIC 3030 Sold Price ^{RS} **\$872,000** Sold Date **03-Sep-25**

 4  2  2

Distance **1.26km**



62 HARLEM CIRCUIT POINT COOK VIC 3030 Sold Price ^{RS} **\$905,000** Sold Date **21-Oct-25**

 4  2  2

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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