

## 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 FIFTH AVENUE 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

\$1,290,000

&

\$1,390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

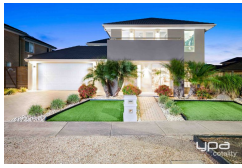
Date of sale

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 9 TIFFANY WALK POINT COOK VIC 3030        | \$1,330,000 | 14-Apr-25 |
| 1 ELLIS CLOSE POINT COOK VIC 3030         | \$1,480,000 | 06-Dec-25 |
| 26 VAUCLUSE BOULEVARD POINT COOK VIC 3030 | \$1,700,000 | 29-Apr-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: 05 June 2026



**9 TIFFANY WALK POINT COOK VIC 3030** Sold Price **\$1,330,000** Sold Date **14-Apr-25**

 4  2  2

Distance **0.12km**



**1 ELLIS CLOSE POINT COOK VIC 3030** Sold Price **\$1,480,000** Sold Date **06-Dec-25**

 4  3  2

Distance **0km**



**26 VAUCLUSE BOULEVARD POINT COOK VIC 3030** Sold Price **\$1,700,000** Sold Date **29-Apr-26**

 4  3  3

Distance **0.54km**

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

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