Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and low er amounts not more than 10% of the low er amount.

	of Information must be y open for inspection for		•	obusiness days of a	a request and
	led that the address of c.gov.au/landchannel/c				of Information.
Property off	ered for sale				
Including sub	Address purb and 42 Dalkeith Doostcode	ive, Point Cook			
Indicative se	elling price				
For the meaning	of this price see consu	mer.vic.gov.au/under	quoting (*Delete sing	le price or range as	applicable)
Sin	gle price \$*	or range bet	w een \$795,000	&	\$845,000
Median sale	price				
Median price \$828,000		Property type House Sub		purb Point Cook	
Period - From	April to	July S	ource REIV		
Comparable	property sales (*I	Delete A or B bel	ow as applicable	e)	
A* These a	are the three properties agent or agent's repres	sold within two kilome	etres of the property	for sale in the last s	
Address of comparable property				Price	Date of sale
1. 4 Machair Drive, Point Cook				\$830,000	03/06/2025
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The estate agent or agent's representative reasonably believes that few er than three comparable properties

This Statement of Information was prepared on: 28/10/2025

were sold within two kilometres of the property for sale in the last six months.



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