

## 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

45 DARSHAM CRESCENT 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

\$1,460,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$838,500

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2025

to

30 Jun 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 36 FESTIVAL DRIVE POINT COOK VIC 3030    | \$1,550,000 | 01-Jun-25 |
| 6 STALWART STREET POINT COOK VIC 3030    | \$1,587,000 | 30-Mar-26 |
| 15 TORRINGTON STREET POINT COOK VIC 3030 | \$1,680,000 | 05-Aug-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: 31 July 2026


**36 FESTIVAL DRIVE POINT COOK  
VIC 3030**
 5  3  2

Sold Price

**\$1,550,000**

Sold Date

**01-Jun-25**

Distance

**0.17km**

**6 STALWART STREET POINT  
COOK VIC 3030**
 5  3  2

Sold Price

**\$1,587,000**

Sold Date

**30-Mar-26**

Distance

**0.15km**

**15 TORRINGTON STREET POINT  
COOK VIC 3030**
 4  4  2

Sold Price

**\$1,680,000**

Sold Date

**05-Aug-25**

Distance

**0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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