

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

5 MONCRIEFF PARADE 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

\$649,000

&

\$669,000

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

4 TOM ROBERTS PARADE POINT COOK VIC 3030	\$645,000	22-May-26
44 TOM ROBERTS PARADE POINT COOK VIC 3030	\$682,500	05-Jun-26
11 SANDRA COURT POINT COOK VIC 3030	\$650,000	13-Jun-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: 29 July 2026



**4 TOM ROBERTS PARADE POINT
COOK VIC 3030**

 3  2  2

Sold Price

\$645,000

Sold Date **22-May-26**

Distance **0.26km**



**44 TOM ROBERTS PARADE POINT
COOK VIC 3030**

 4  2  2

Sold Price

^{RS} **\$682,500**

Sold Date **05-Jun-26**

Distance **0.41km**



**11 SANDRA COURT POINT COOK
VIC 3030**

 3  2  -

Sold Price

^{RS} **\$650,000**

Sold Date **13-Jun-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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