

## 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

51 WAIBEN 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

32 VIVIANA AVENUE POINT COOK VIC 3030	\$933,000	16-May-25
4 THE MALL POINT COOK VIC 3030	\$900,000	11-Feb-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: 30 June 2025



**32 VIVIANA AVENUE POINT COOK  
VIC 3030**

Sold Price

RS

**\$933,000**

Sold Date

**16-May-25**



4



2



2

Distance

**1.07km**



**4 THE MALL POINT COOK VIC  
3030**

Sold Price

**\$900,000**

Sold Date

**11-Feb-25**



4



2



2

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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