

## 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

6 STEINWAY STREET POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

01 May 2024

to

30 Apr 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

5 GREENBANK WAY POINT COOK VIC 3030	\$1,005,000	23-Apr-25
19 TREELEAF AVENUE POINT COOK VIC 3030	\$1,100,000	27-Feb-25
8 BRINKERHOFF CRESCENT POINT COOK VIC 3030	\$1,100,000	05-Apr-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: 16 May 2025



## 5 GREENBANK WAY POINT COOK VIC 3030

Sold Price

<sup>RS</sup>

**\$1,005,000**

Sold Date

**23-Apr-25**



4



2



2

Distance

**0.91km**



## 19 TREELEAF AVENUE POINT COOK VIC 3030

Sold Price

**\$1,100,000**

Sold Date

**27-Feb-25**



5



3



2

Distance

**1.87km**



## 8 BRINKERHOFF CRESCENT POINT COOK VIC 3030

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**05-Apr-25**



5



3



2

Distance

**0.62km**



## 19 DITMARS AVENUE POINT COOK VIC 3030

Sold Price

Sold Date

**17-Mar-25**



4



2



2

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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