

## 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

61 HEMSLEY PROMENADE 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

\$795,000

&

\$845,000

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 97 HEMSLEY PROMENADE POINT COOK VIC 3030 | \$915,000 | 15-Jul-26 |
| 28 ENDURANCE WAY POINT COOK VIC 3030     | \$775,000 | 05-May-26 |
| 38 CONSTANTINE DRIVE POINT COOK VIC 3030 | \$790,000 | 01-Feb-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



**97 HEMSLEY PROMENADE POINT  
COOK VIC 3030**

Sold Price

RS

**\$915,000**

Sold Date

**15-Jul-26**

 4  2  2

Distance

**0.31km**



**28 ENDURANCE WAY POINT COOK  
VIC 3030**

Sold Price

**\$775,000**

Sold Date

**05-May-26**

 4  2  2

Distance

**1.77km**



**38 CONSTANTINE DRIVE POINT  
COOK VIC 3030**

Sold Price

**\$790,000**

Sold Date

**01-Feb-26**

 4  2  2

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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