

## 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

67 MURNONG STREET 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 2025

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 PARADISE PARADE POINT COOK VIC 3030 | \$600,000 | 04-Nov-25 |
| 3/8 ANCONA COURT POINT COOK VIC 3030   | \$610,000 | 13-Sep-25 |
| 40 LUXE TERRACE POINT COOK VIC 3030    | \$620,000 | 07-Nov-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: 11 November 2025



36 PARADISE PARADE POINT  
COOK VIC 3030

3 2 2

Sold Price <sup>RS</sup> \$600,000 Sold Date 04-Nov-25

Distance 1.74km

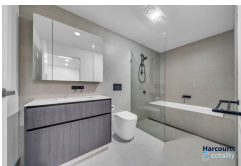


3/8 ANCONA COURT POINT COOK  
VIC 3030

3 3 2

Sold Price \$610,000 Sold Date 13-Sep-25

Distance 0.49km



40 LUXE TERRACE POINT COOK  
VIC 3030

3 2 2

Sold Price <sup>RS</sup> \$620,000 Sold Date 07-Nov-25

Distance 0.22km

RS = Recent sale      UN = Undisclosed Sale

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