

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

7 APPLEBOX CIRCUIT 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

\$785,000

&

\$835,000

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

51 VICTORKING DRIVE POINT COOK VIC 3030	\$805,000	31-Jan-25
20 WHITECAPS AVENUE POINT COOK VIC 3030	\$810,000	07-Mar-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: 13 June 2025



**51 VICTORKING DRIVE POINT
COOK VIC 3030**

 4  3  2

Sold Price **\$805,000** Sold Date **31-Jan-25**

Distance **0.39km**



**20 WHITECAPS AVENUE POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$810,000** Sold Date **07-Mar-25**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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