

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 ARUBA AVENUE 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

3 CALYPSO CRESCENT POINT COOK VIC 3030	\$853,000	13-Sep-25
3 IONIAN WAY POINT COOK VIC 3030	\$860,000	31-Oct-25
78 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030	\$855,000	09-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: 25 June 2026

Cassandra He

M 0422 669 386

E cassandra.he@firststandco.com.au



3 CALYPSO CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

\$853,000

Sold Date

13-Sep-25

Distance

0km



3 IONIAN WAY POINT COOK VIC 3030

4 2 2

Sold Price

\$860,000

Sold Date

31-Oct-25

Distance

0km



78 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030

4 2 2

Sold Price

\$855,000

Sold Date

09-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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