

## 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 SHIRLEY COURT 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

\$755,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 17 ELEGANTE ROAD POINT COOK VIC 3030   | \$776,000 | 18-Feb-25 |
| 5 SINCERE DRIVE POINT COOK VIC 3030    | \$800,000 | 23-May-25 |
| 5 VICTORKING DRIVE POINT COOK VIC 3030 | \$829,000 | 01-Sep-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: 02 October 2025



## 17 ELEGANTE ROAD POINT COOK VIC 3030

Sold Price

**\$776,000**

Sold Date

**18-Feb-25**



4



2



2

Distance

**0.17km**



## 5 SINCERE DRIVE POINT COOK VIC 3030

Sold Price

**\$800,000**

Sold Date

**23-May-25**



4



2



2

Distance

**0.19km**



## 5 VICTORKING DRIVE POINT COOK VIC 3030

Sold Price

<sup>RS</sup> **\$829,000**

Sold Date

**01-Sep-25**



4



2



2

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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