

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

8 BEACON 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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

4 FRESHET AVENUE POINT COOK VIC 3030	\$792,000	30-Jan-25
41 SEAGRASS CRESCENT POINT COOK VIC 3030	\$805,000	01-Apr-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: 09 July 2025



4 FRESHET AVENUE POINT COOK VIC 3030

3 2 2

Sold Price

\$792,000

Sold Date

30-Jan-25

Distance

0.67km



41 SEAGRASS CRESCENT POINT COOK VIC 3030

3 2 2

Sold Price

\$805,000

Sold Date

01-Apr-25

Distance

2.7km

RS = Recent sale

UN = Undisclosed Sale

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