

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 MINT PLACE 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

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2024

to

30 Nov 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

6 BANILLA CLOSE POINT COOK VIC 3030	\$910,000	15-Nov-25
3 CALYPSO CRESCENT POINT COOK VIC 3030	\$853,000	13-Sep-25
15 MALIBU BOULEVARD POINT COOK VIC 3030	\$921,000	14-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: 12 December 2025



6 BANILLA CLOSE POINT COOK VIC 3030

 4
  2
  2

Sold Price

^{RS}
\$910,000

Sold Date

15-Nov-25

Distance

0.18km


3 CALYPSO CRESCENT POINT COOK VIC 3030

 4
  2
  2

Sold Price

\$853,000

Sold Date

13-Sep-25

Distance

0.6km


15 MALIBU BOULEVARD POINT COOK VIC 3030

 4
  2
  2

Sold Price

^{RS}
\$921,000

Sold Date

14-Nov-25

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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