

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 SHIRAZ CRESCENT 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

\$1,095,000

&

\$1,200,000

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

5 SILVERBAY AVENUE POINT COOK VIC 3030	\$1,110,000	19-Feb-25
3 PROMONTORY STREET POINT COOK VIC 3030	\$1,103,000	21-Jan-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: 23 June 2025



5 SILVERBAY AVENUE POINT COOK VIC 3030

4 4 2

Sold Price

\$1,110,000

Sold Date

19-Feb-25

Distance

0.37km



3 PROMONTORY STREET POINT COOK VIC 3030

5 5 2

Sold Price

\$1,103,000

Sold Date

21-Jan-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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