

## 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

86 TOM ROBERTS PARADE 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

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2024

to

31 Jul 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 SNOWSILL CIRCUIT POINT COOK VIC 3030    | \$840,000 | 21-Jul-25 |
| 30 HEATHERBELL AVENUE POINT COOK VIC 3030 | \$840,000 | 18-Apr-25 |
| 9 WHITELEY AVENUE POINT COOK VIC 3030     | \$850,000 | 28-Feb-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: 07 August 2025



**6 SNOWSILL CIRCUIT POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$840,000** Sold Date **21-Jul-25**

 4  2  2

Distance **0.4km**



**30 HEATHERBELL AVENUE POINT COOK VIC 3030** Sold Price **\$840,000** Sold Date **18-Apr-25**

 4  2  2

Distance **0.73km**



**9 WHITELEY AVENUE POINT COOK VIC 3030** Sold Price **\$850,000** Sold Date **28-Feb-25**

 4  2  2

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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