

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

9 BOTTLETREE ROAD 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

\$1,490,000

&

\$1,549,000

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

36 FESTIVAL DRIVE POINT COOK VIC 3030

\$1,550,000

01-Jun-25

35 ENDURANCE WAY POINT COOK VIC 3030

\$1,430,000

21-Jun-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: 28 August 2025



36 FESTIVAL DRIVE POINT COOK VIC 3030

 5
  3
  2

Sold Price

\$1,550,000

Sold Date

01-Jun-25

Distance

1.27km


35 ENDURANCE WAY POINT COOK VIC 3030

 5
  3
  2

Sold Price

\$1,430,000

Sold Date

21-Jun-25

Distance

1.46km
RS = Recent sale

UN = Undisclosed Sale

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