

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 SKEIN STREET 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

\$969,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 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

3 EARTH STREET POINT COOK VIC 3030	\$990,000	30-Aug-25
58 WINDORAH DRIVE POINT COOK VIC 3030	\$1,035,000	22-Jul-25
6 FIFTH AVENUE POINT COOK VIC 3030	\$980,000	01-Sep-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: 25 November 2025



3 EARTH STREET POINT COOK VIC 3030 Sold Price **\$990,000** Sold Date **30-Aug-25**

 4  2  2

Distance **0.47km**



58 WINDORAH DRIVE POINT COOK VIC 3030 Sold Price **\$1,035,000** Sold Date **22-Jul-25**

 4  2  2

Distance **0.15km**



6 FIFTH AVENUE POINT COOK VIC 3030 Sold Price **\$980,000** Sold Date **01-Sep-25**

 4  2  2

Distance **3.68km**

RS = Recent sale

UN = Undisclosed Sale

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