

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

6/24 FINDON COURT 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 2026

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

| | | |
|--|-----------|-----------|
| 14 TURNSTONE DRIVE POINT COOK VIC 3030 | \$665,000 | 14-Oct-25 |
| 62 UMBRELLA WAY POINT COOK VIC 3030 | \$665,000 | 18-Oct-25 |
| 127 WATERHAVEN BOULEVARD POINT COOK VIC 3030 | \$655,000 | 07-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: 06 March 2026

Jazz Singh
M 0435468689
E jazz@jazzrealestate.com.au



**14 TURNSTONE DRIVE POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$665,000** Sold Date **14-Oct-25**

Distance **2.65km**



**62 UMBRELLA WAY POINT COOK
VIC 3030**

 4  2  2

Sold Price Sold Date **18-Oct-25**

Distance **3.34km**



**127 WATERHAVEN BOULEVARD
POINT COOK VIC 3030**

 3  2  2

Sold Price **\$655,000** Sold Date **07-Nov-25**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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