

## 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

22 LEROY CRESCENT 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2025

to

31 Jan 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

4 PAYSON DRIVE POINT COOK VIC 3030	\$1,250,000	03-Dec-25
5 NASSAU ROAD POINT COOK VIC 3030	\$1,340,000	22-Dec-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: 26 February 2026



**4 PAYSON DRIVE POINT COOK VIC 3030** Sold Price **\$1,250,000** Sold Date **03-Dec-25**

 4  3  2

Distance **0.32km**



**5 NASSAU ROAD POINT COOK VIC 3030** Sold Price **\$1,340,000** Sold Date **22-Dec-25**

 4  3  2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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