

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 CAPODANNO 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

\$1,150,000

&

\$1,250,000

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

7 OAKLAND AVENUE POINT COOK VIC 3030	\$1,160,000	23-Feb-26
81 FONGEO DRIVE POINT COOK VIC 3030	\$1,430,000	12-Dec-25
94 YURUGA BOULEVARD POINT COOK VIC 3030	\$1,300,000	12-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: 25 February 2026



7 OAKLAND AVENUE POINT COOK VIC 3030 Sold Price ^{RS} **\$1,160,000** Sold Date **23-Feb-26**

 4
  2
  2

Distance **0.82km**



81 FONGEO DRIVE POINT COOK VIC 3030 Sold Price ^{RS} **\$1,430,000** Sold Date **12-Dec-25**

 4
  2
  2

Distance **3.08km**



94 YURUGA BOULEVARD POINT COOK VIC 3030 Sold Price **\$1,300,000** Sold Date **12-Nov-25**

 4
  2
  2

Distance **3.08km**

RS = Recent sale

UN = Undisclosed Sale

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