

## 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

11 SANDRIDGE TERRACE 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

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

21 HARDWARE LANE POINT COOK VIC 3030	\$570,000	08-Aug-25
376 POINT COOK ROAD POINT COOK VIC 3030	\$615,000	18-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: 24 February 2026


**21 HARDWARE LANE POINT COOK  
VIC 3030**
 3   
  2   
  1

Sold Price

**\$570,000**

 Sold Date **08-Aug-25**

Distance

**0.11km**

**376 POINT COOK ROAD POINT  
COOK VIC 3030**
 3   
  2   
  2

Sold Price

**\$615,000**

 Sold Date **18-Nov-25**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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