

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

3 NICE PLACE 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

\$1,080,000

&

\$1,160,000

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

| | | |
|---|-------------|-----------|
| 16 FUCHSIA CRESCENT POINT COOK VIC 3030 | \$1,080,000 | 23-Oct-25 |
| 8 CAVENDISH DRIVE POINT COOK VIC 3030 | \$995,000 | 30-Oct-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: 27 February 2026