

## 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

12 CARRICK STREET 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

\$850,000

&

\$900,000

### 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

6 AMBIENT WAY POINT COOK VIC 3030	\$832,000	22-Nov-25
59 WARUNDA PARADE POINT COOK VIC 3030	\$925,000	13-Nov-25
29 DESIGN DRIVE POINT COOK VIC 3030	\$860,000	20-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: 17 February 2026



**6 AMBIENT WAY POINT COOK VIC 3030** Sold Price **\$832,000** Sold Date **22-Nov-25**  
 Distance **0.08km**

 4  2  2



**59 WARUNDA PARADE POINT COOK VIC 3030** Sold Price **\$925,000** Sold Date **13-Nov-25**  
 Distance **0.74km**

 4  2  2



**29 DESIGN DRIVE POINT COOK VIC 3030** Sold Price **\$860,000** Sold Date **20-Oct-25**  
 Distance **0.79km**

 4  2  2



**239 HAZE DRIVE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$840,000** Sold Date **23-Jan-26**  
 Distance **0.88km**

 4  2  2

RS = Recent sale      UN = Undisclosed Sale

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