

## 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

58 BRUCKNER DRIVE 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

\$930,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Jan 2025

to

31 Dec 2025

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

|  |           |           |
|--|-----------|-----------|
| 43 AMBASSADOR CRESCENT POINT COOK VIC 3030 | \$925,000 | 24-Jul-25 |
| 70 SEAGRASS CRESCENT POINT COOK VIC 3030   | \$915,000 | 25-May-25 |
| 20 WINTERBERRY ROAD POINT COOK VIC 3030    | \$990,000 | 08-Sep-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: 10 January 2026


**43 AMBASSADOR CRESCENT  
POINT COOK VIC 3030**
 4  2  2

 Sold Price **\$925,000** Sold Date **24-Jul-25**

 Distance **1.26km**

**70 SEAGRASS CRESCENT POINT  
COOK VIC 3030**
 4  2  2

 Sold Price **\$915,000** Sold Date **25-May-25**

 Distance **1.32km**

**20 WINTERBERRY ROAD POINT  
COOK VIC 3030**
 4  2  2

 Sold Price **\$990,000** Sold Date **08-Sep-25**

 Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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