

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 LUXFORD DRIVE 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

\$949,999

&

\$999,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

| | | |
|---|-------------|-----------|
| 59 FAIRBRIDGE ROAD POINT COOK VIC 3030 | \$980,000 | 29-Dec-25 |
| 8 METCALF WAY POINT COOK VIC 3030 | \$1,030,000 | 23-Oct-25 |
| 58 BREASLEY PARKWAY POINT COOK VIC 3030 | \$1,050,000 | 24-Aug-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: 28 January 2026


**59 FAIRBRIDGE ROAD POINT
COOK VIC 3030**
 4
 2
 2

Sold Price

^{RS} **\$980,000**

Sold Date **29-Dec-25**

Distance **0.26km**

**8 METCALF WAY POINT COOK VIC
3030**
 4
 2
 2

Sold Price

\$1,030,000

Sold Date **23-Oct-25**

Distance **0.15km**

**58 BREASLEY PARKWAY POINT
COOK VIC 3030**
 4
 2
 2

Sold Price

\$1,050,000

Sold Date **24-Aug-25**

Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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