

## 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

34 FESTIVAL 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

\$1,795,000

&

\$1,895,000

### 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

3 LAVONA STREET POINT COOK VIC 3030	\$2,051,000	30-Oct-25
19 FAVERSHAM STREET POINT COOK VIC 3030	\$1,880,000	19-May-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: 29 January 2026

**3 LAVONA STREET POINT COOK  
VIC 3030**

5 4 2

Sold Price **\$2,051,000** Sold Date **30-Oct-25**Distance **0.43km****19 FAVERSHAM STREET POINT  
COOK VIC 3030**

5 5 2

Sold Price **\$1,880,000** Sold Date **19-May-25**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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