

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

2/4 FINDON COURT 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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

2/84 LAKESIDE DRIVE POINT COOK VIC 3030	\$685,000	02-Aug-25
2/3 SANTANDER CRESCENT POINT COOK VIC 3030	\$655,000	21-Jul-25
14 NEST PLACE POINT COOK VIC 3030	\$630,000	24-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: 30 January 2026

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**2/84 LAKESIDE DRIVE POINT
 COOK VIC 3030**

 3  3  2

Sold Price **\$685,000** Sold Date **02-Aug-25**

Distance **2.09km**



**2/3 SANTANDER CRESCENT POINT
 COOK VIC 3030**

 3  2  1

Sold Price **\$655,000** Sold Date **21-Jul-25**

Distance **1.49km**



**14 NEST PLACE POINT COOK VIC
 3030**

 3  2  2

Sold Price **\$630,000** Sold Date **24-Sep-25**

Distance **2.49km**

RS = Recent sale UN = Undisclosed Sale

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