

## 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

20 DUNFERMLINE WAY 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

\$949,999

&

\$999,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

2 LANGBOURNE COURT POINT COOK VIC 3030	\$955,000	03-Jun-25
9 ADDERLEY COURT POINT COOK VIC 3030	\$985,000	15-Jan-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: 04 March 2026


**2 LANGBOURNE COURT POINT  
COOK VIC 3030**
 4   
  2   
  2

Sold Price

**\$955,000**

Sold Date

**03-Jun-25**

Distance

**0.12km**

**9 ADDERLEY COURT POINT COOK  
VIC 3030**
 4   
  2   
  2

Sold Price

**\$985,000**

Sold Date

**15-Jan-25**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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