

## 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

17 HYDE PARK TERRACE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 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

74 TOM ROBERTS PARADE POINT COOK VIC 3030	\$720,000	22-Mar-26
3 PORTMANS LANE POINT COOK VIC 3030	\$753,000	11-Feb-26

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: 22 April 2026


**74 TOM ROBERTS PARADE POINT  
COOK VIC 3030**
 3   
  2   
  2

Sold Price

RS

**\$720,000**

Sold Date

**22-Mar-26**

Distance

**2km**

**3 PORTMANS LANE POINT COOK  
VIC 3030**
 3   
  2   
  2

Sold Price

**\$753,000**

Sold Date

**11-Feb-26**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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