

## 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

10 KIAH 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

\$1,599,000

&

\$1,649,000

### 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

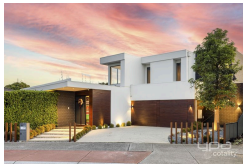
Date of sale

209 DUNNINGS ROAD POINT COOK VIC 3030	\$2,000,000	23-Jul-25
4 HARDWICK ROAD POINT COOK VIC 3030	\$1,600,000	31-Jan-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: 05 March 2026


**209 DUNNINGS ROAD POINT  
COOK VIC 3030**
 4   
  3   
  3

 Sold Price    **\$2,000,000**    Sold Date    **23-Jul-25**

 Distance    **0.07km**

**4 HARDWICK ROAD POINT COOK  
VIC 3030**
 4   
  2   
  2

 Sold Price    <sup>RS</sup> **\$1,600,000**    Sold Date    **31-Jan-26**

 Distance    **1.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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