

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

3 ROBSON STREET 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

\$980,000

&

\$1,070,000

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

3 LIBERTY DRIVE POINT COOK VIC 3030	\$1,060,000	23-Oct-25
11 FIFTH AVENUE POINT COOK VIC 3030	\$1,065,000	21-Dec-25
43 SCENIC DRIVE POINT COOK VIC 3030	\$1,060,000	25-Oct-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: 05 March 2026



3 LIBERTY DRIVE POINT COOK VIC 3030 Sold Price **\$1,060,000** Sold Date **23-Oct-25**
 Distance **0.06km**

3 2 2



11 FIFTH AVENUE POINT COOK VIC 3030 Sold Price **\$1,065,000** Sold Date **21-Dec-25**
 Distance **0.32km**

4 2 2



43 SCENIC DRIVE POINT COOK VIC 3030 Sold Price **\$1,060,000** Sold Date **25-Oct-25**
 Distance **0.83km**

4 3 5

RS = Recent sale UN = Undisclosed Sale

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