

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 OLIVER PLACE 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

\$1,035,000

&

\$1,105,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,500

Property type

Land

Suburb

Point Cook

Period-from

01 Feb 2025

to

31 Jan 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

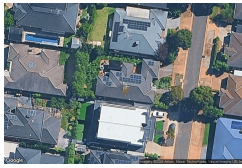
Date of sale

8 WHITLAM GREEN POINT COOK VIC 3030	\$1,020,000	20-Nov-25
4 NILAND CRESCENT POINT COOK VIC 3030	\$1,100,000	28-Oct-25
5 HYACINTH PLACE POINT COOK VIC 3030	\$1,050,000	29-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 February 2026


**8 WHITLAM GREEN POINT COOK
VIC 3030**
 4  2  2

Sold Price

\$1,020,000

Sold Date

20-Nov-25

Distance

0.19km

**4 NILAND CRESCENT POINT COOK
VIC 3030**
 5  2  2

Sold Price

\$1,100,000

Sold Date

28-Oct-25

Distance

1.09km

**5 HYACINTH PLACE POINT COOK
VIC 3030**
 4  2  2

Sold Price

\$1,050,000

Sold Date

29-Oct-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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