

## 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

61 NEPTUNE 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 OLDFIELD PLACE POINT COOK VIC 3030   | \$950,000 | 26-May-25 |
| 1 ANCONA COURT POINT COOK VIC 3030     | \$920,000 | 17-May-25 |
| 25 ASTLEY CRESCENT POINT COOK VIC 3030 | \$950,000 | 24-May-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: 10 September 2025

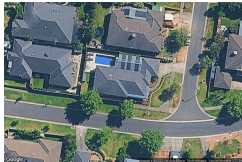


#### 4 OLDFIELD PLACE POINT COOK VIC 3030

 4  2  2

Sold Price **\$950,000** Sold Date **26-May-25**

Distance **1.8km**



#### 1 ANCONA COURT POINT COOK VIC 3030

 4  2  2

Sold Price **\$920,000** Sold Date **17-May-25**

Distance **1.33km**



#### 25 ASTLEY CRESCENT POINT COOK VIC 3030

 5  2  2

Sold Price <sup>RS</sup> **\$950,000** Sold Date **24-May-25**

Distance **1.03km**

**RS** = Recent sale **UN** = Undisclosed Sale

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