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<br>Including suburb and postcode | 95 MALIBU BOULEVARD 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 | $1,050,000 | & | $1,150,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $791,500 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 3 ROYAL CIRCUIT POINT COOK VIC 3030 | $1,130,000 | 29-May-25 |
| 4 TIARELLA STREET POINT COOK VIC 3030 | $1,100,000 | 06-Aug-25 |
| 11 MAGNETIC AVENUE POINT COOK VIC 3030 | $1,070,000 | 06-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: 22 October 2025

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**3 ROYAL CIRCUIT POINT COOK VIC 3030**

4 2 2

Sold Price **$1,130,000** Sold Date **29-May-25**

Distance **0km**

**4 TIARELLA STREET POINT COOK VIC 3030**

4 2 2

Sold Price **$1,100,000** Sold Date **06-Aug-25**

Distance **0km**

**11 MAGNETIC AVENUE POINT COOK VIC 3030**

4 2 2

Sold Price RS **$1,070,000** Sold Date **06-Oct-25**

Distance **0km**

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

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