

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

4 GARLAND TERRACE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2024

to

30 Nov 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 COUNTESS PLACE POINT COOK VIC 3030	\$742,000	09-Sep-25
7 SHIRLEY COURT POINT COOK VIC 3030	\$760,000	17-Oct-25
14 ELEGANTE ROAD POINT COOK VIC 3030	\$760,000	15-Nov-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: 23 December 2025



**3 COUNTLESS PLACE POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$742,000

Sold Date **09-Sep-25**

Distance **0.17km**



**7 SHIRLEY COURT POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$760,000

Sold Date **17-Oct-25**

Distance **0.22km**



**14 ELEGANTE ROAD POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$760,000**

Sold Date **15-Nov-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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