

## 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

19 STONEYFELL ROAD 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

\$790,000

&

\$820,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 28 SURREY GROVE POINT COOK VIC 3030     | \$795,500 | 29-Nov-25 |
| 28 SILVERBAY AVENUE POINT COOK VIC 3030 | \$805,000 | 14-Nov-25 |
| 13 TUSMORE ROAD POINT COOK VIC 3030     | \$815,000 | 14-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: 19 December 2025



### 28 SURREY GROVE POINT COOK VIC 3030

 4  2  2

Sold Price

<sup>RS</sup>

**\$795,500**

Sold Date

**29-Nov-25**

Distance

**0.44km**



### 28 SILVERBAY AVENUE POINT COOK VIC 3030

 4  2  2

Sold Price

<sup>RS</sup>

**\$805,000**

Sold Date

**14-Nov-25**

Distance

**0.89km**



### 13 TUSMORE ROAD POINT COOK VIC 3030

 4  2  2

Sold Price

**\$815,000**

Sold Date

**14-Oct-25**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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