

## 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 BLOOMINGDALE COURT 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<br>between | \$1,150,000 | & | \$1,250,000 |
|--------------|--|---------------------|-------------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |            |
|--------------|-------------|---------------|-------------|--------|------------|
| Median Price | \$810,000   | Property type | House       | Suburb | Point Cook |
| Period-from  | 01 Jan 2025 | to            | 31 Dec 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 |
|------------------------------------------|-------------|--------------|
| 32 RIVERGLADES DRIVE POINT COOK VIC 3030 | \$1,215,000 | 01-Aug-25    |
| 15 GALLERY PLACE POINT COOK VIC 3030     | \$1,230,000 | 18-Sep-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: 24 January 2026



**32 RIVERGLADES DRIVE POINT COOK VIC 3030**

 5  -  2

Sold Price

**\$1,215,000** Sold Date **01-Aug-25**

Distance **0.54km**



**15 GALLERY PLACE POINT COOK VIC 3030**

 5  2  2

Sold Price

**\$1,230,000** Sold Date **18-Sep-25**

Distance **1.36km**

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

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