

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

7 RONA ROAD 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 2026

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 GARLAND TERRACE POINT COOK VIC 3030	\$970,000	30-Dec-25
75 SOLITUDE CRESCENT POINT COOK VIC 3030	\$910,000	21-Jan-26

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.

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32 GARLAND TERRACE POINT COOK VIC 3030

 5  2  2

Sold Price **\$970,000** Sold Date **30-Dec-25**

Distance **0.28km**



75 SOLITUDE CRESCENT POINT COOK VIC 3030

 5  3  2

Sold Price **\$910,000** Sold Date **21-Jan-26**

Distance **1.4km**

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

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