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	3 ORPHEUS STREET 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	$745,000	&	$795,000

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
1 LIBERATOR DRIVE POINT COOK VIC 3030	$785,000	29-Jan-26
98 MIDDLE PARK DRIVE POINT COOK VIC 3030	$790,000	02-Feb-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.

This Statement of Information was prepared on: 30 March 2026

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1 LIBERATOR DRIVE POINT COOK VIC 3030

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Sold Price **$785,000** Sold Date **29-Jan-26**

Distance **0.45km**



98 MIDDLE PARK DRIVE POINT COOK VIC 3030

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Sold Price **$790,000** Sold Date **02-Feb-26**

Distance **0.83km**

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

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