

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 TOM ROBERTS PARADE 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 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

72 MILES FRANKLIN BOULEVARD POINT COOK VIC 3030	\$652,000	28-Mar-26
79 JEAN STREET POINT COOK VIC 3030	\$666,000	31-Mar-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: 05 May 2026

**72 MILES FRANKLIN BOULEVARD
POINT COOK VIC 3030**

3 2 2

Sold Price

\$652,000

Sold Date

28-Mar-26

Distance

0.95km**79 JEAN STREET POINT COOK VIC
3030**

3 2 2

Sold Price

^{RS} **\$666,000**

Sold Date

31-Mar-26

Distance

1.98km**RS** = Recent sale**UN** = Undisclosed Sale

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