

## 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

26 MACHAIR DRIVE 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

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

15 FINCHLEY ROAD POINT COOK VIC 3030	\$850,000	01-May-26
22 LICODIA AVENUE POINT COOK VIC 3030	\$826,000	10-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.

This Statement of Information was prepared on: 27 May 2026

**15 FINCHLEY ROAD POINT COOK  
VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$850,000**Sold Date **01-May-26**Distance **0.91km****22 LICODIA AVENUE POINT COOK  
VIC 3030**

4 2 2

Sold Price

**\$826,000**Sold Date **10-Jan-26**Distance **1.31km****RS** = Recent sale**UN** = Undisclosed Sale

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