

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

9 FLORENTINO 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

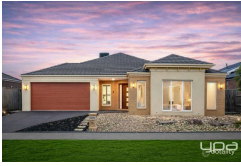
Date of sale

22 HASLEWOOD STREET POINT COOK VIC 3030	\$1,000,000	15-May-26
13 SKYWARD DRIVE POINT COOK VIC 3030	\$998,000	14-Apr-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: 15 June 2026



**22 HASLEWOOD STREET POINT
COOK VIC 3030**

 4  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **15-May-26**

Distance **0.66km**



**13 SKYWARD DRIVE POINT COOK
VIC 3030**

 4  2  2

Sold Price ^{RS} **\$998,000** Sold Date **14-Apr-26**

Distance **1.55km**

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

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