

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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2025

to

30 Jun 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

2 CRESCENDO RIDGE POINT COOK VIC 3030	\$948,888	13-Jun-26
31 SQUADRON ROAD POINT COOK VIC 3030	\$915,000	21-Apr-26
22 HASLEWOOD STREET POINT COOK VIC 3030	\$1,000,000	28-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 July 2026

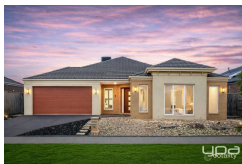
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P 0421235625
M 0421235625
E eli@barryplant.com.au



2 CRESCENDO RIDGE POINT COOK VIC 3030 Sold Price ^{RS} **\$948,888** Sold Date **13-Jun-26**
 Distance **1.1km**
 4 2 3



31 SQUADRON ROAD POINT COOK VIC 3030 Sold Price **\$915,000** Sold Date **21-Apr-26**
 Distance **0.38km**
 3 2 2



22 HASLEWOOD STREET POINT COOK VIC 3030 Sold Price **\$1,000,000** Sold Date **28-Apr-26**
 Distance **0.66km**
 4 2 2

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

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