

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

7 BEACON AVENUE 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

\$890,000

&

\$940,000

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

4 SPENDER AVENUE POINT COOK VIC 3030	\$915,800	10-Jun-26
35 SOUTHAMPTON DRIVE POINT COOK VIC 3030	\$930,000	21-Mar-26
33 HEMLOCK CRESCENT POINT COOK VIC 3030	\$920,000	25-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: 21 July 2026



4 SPENDER AVENUE POINT COOK VIC 3030

 4  2  2

Sold Price

\$915,800

Sold Date

10-Jun-26

Distance

1.44km



35 SOUTHAMPTON DRIVE POINT COOK VIC 3030

 4  2  2

Sold Price

\$930,000

Sold Date

21-Mar-26

Distance

1.35km



33 HEMLOCK CRESCENT POINT COOK VIC 3030

 4  2  2

Sold Price

\$920,000

Sold Date

25-Mar-26

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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