

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

3 FRESHET 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

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

| | | |
|--|-----------|-----------|
| 25 LINDSAY GARDENS POINT COOK VIC 3030 | \$752,000 | 24-Jan-26 |
| 5 MAJESTIC WAY POINT COOK VIC 3030 | \$760,000 | 17-Feb-26 |
| 16 ELEGANTE ROAD POINT COOK VIC 3030 | \$820,000 | 16-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: 01 June 2026

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**25 LINDSAY GARDENS POINT
COOK VIC 3030**

 3  2  2

Sold Price **\$752,000** Sold Date **24-Jan-26**

Distance **1.42km**

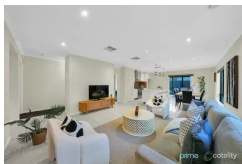


**5 MAJESTIC WAY POINT COOK VIC
3030**

 3  2  2

Sold Price **\$760,000** Sold Date **17-Feb-26**

Distance **2.47km**



**16 ELEGANTE ROAD POINT COOK
VIC 3030**

 3  2  2

Sold Price **\$820,000** Sold Date **16-Mar-26**

Distance **2.73km**

RS = Recent sale UN = Undisclosed Sale

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