

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 PIER WAY 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

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 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

7 SEACOAST STREET POINT COOK VIC 3030	\$875,000	30-Mar-26
7 BAY WAY POINT COOK VIC 3030	\$802,000	19-Feb-26
117 BONDI PARADE POINT COOK VIC 3030	\$830,000	05-Feb-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: 07 April 2026

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7 SEACOAST STREET POINT COOK VIC 3030 Sold Price ^{RS} **\$875,000** Sold Date **30-Mar-26**
 Distance **0.08km**
 4 beds 2 baths 2 cars



7 BAY WAY POINT COOK VIC 3030 Sold Price **\$802,000** Sold Date **19-Feb-26**
 Distance **0.24km**
 4 beds 2 baths 2 cars



117 BONDI PARADE POINT COOK VIC 3030 Sold Price **\$830,000** Sold Date **05-Feb-26**
 Distance **1.32km**
 4 beds 2 baths 2 cars

RS = Recent sale UN = Undisclosed Sale

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