

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

6 WHALERS STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Aug 2025

to

31 Jul 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

1/77 HEMSLEY PROMENADE POINT COOK VIC 3030	\$679,000	12-May-26
63 YACHT ROAD POINT COOK VIC 3030	\$685,000	08-May-26
24 TANNER MEWS POINT COOK VIC 3030	\$680,000	02-May-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: 17 August 2026

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1/77 HEMSLEY PROMENADE POINT COOK VIC 3030 Sold Price **\$679,000** Sold Date **12-May-26**

 3  2  1

Distance **3.35km**



63 YACHT ROAD POINT COOK VIC 3030 Sold Price **\$685,000** Sold Date **08-May-26**

 3  2  2

Distance **1.29km**



24 TANNER MEWS POINT COOK VIC 3030 Sold Price **\$680,000** Sold Date **02-May-26**

 3  2  2

Distance **4.2km**

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

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