

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Grindall Way Point Cook, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$800,000 & \$850,000
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Median sale price

Median price	\$792,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	31-Dec-2024	to	30-Nov-2025	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	9 SUTTIE STREET POINT COOK 312m2	\$800,000	27-May-2025
2	6 FLAGSTAFF CRESCENT POINT COOK 364m2	\$845,000	30-Sep-2025
3	11 ENDURANCE WAY POINT COOK 352m2	\$833,000	30-Jul-2025

This statement of information was prepared on 10-Dec-2025 at 1:15:45 PM AEDT