

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	37 Oceanwave Parade Point Cook, 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$1,100,000 & \$1,200,000
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### Median sale price

Median price	\$820,000	Property Type	HOUSE	Suburb	POINT COOK 3030
Period - From	01-May-2025	to	30-Apr-2026	Source	REA

### 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	146 Evesham Drive, Point Cook, Vic 3030	\$1,080,000	03-Nov-2025
2	14 Fireside Avenue, Point Cook, Vic 3030	\$1,125,000	31-Mar-2026
3	1 Sunman Drive, Point Cook, Vic 3030	\$1,060,000	10-Apr-2026

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