

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

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
5 GROSSET WAY POINT COOK VIC 3030	\$940,800	16-Mar-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: 21 April 2026

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**7 SEACOAST STREET POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$875,000** Sold Date **30-Mar-26**  
 Distance **0.08km**

 4  2  2



**5 GROSSET WAY POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$940,800** Sold Date **16-Mar-26**  
 Distance **0.43km**

 4  2  2



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

 4  2  2

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

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