

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

9/14 MICKLETON GROVE 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 2025

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

8/14 MICKLETON GROVE POINT COOK VIC 3030	\$580,000	25-Sep-25
4 TENERRIFE CRESCENT POINT COOK VIC 3030	\$585,000	24-Mar-25
4/16 LA ROCHELLE BOULEVARD POINT COOK VIC 3030	\$545,000	08-Oct-25

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 November 2025



**8/14 MICKLETON GROVE POINT
COOK VIC 3030**

 3  2  1

Sold Price **\$580,000** Sold Date **25-Sep-25**

Distance **0km**



**4 TENERRIFE CRESCENT POINT
COOK VIC 3030**

 3  1  1

Sold Price **\$585,000** Sold Date **24-Mar-25**

Distance **0.83km**



**4/16 LA ROCHELLE BOULEVARD
POINT COOK VIC 3030**

 2  2  1

Sold Price **\$545,000** Sold Date **08-Oct-25**

Distance **0.46km**

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

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