

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

2/28 SAN SEBASTIAN DRIVE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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

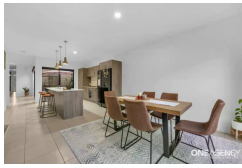
Date of sale

2/3 SANTANDER CRESCENT POINT COOK VIC 3030	\$655,000	21-Jul-25
15 TANNER MEWS POINT COOK VIC 3030	\$650,000	08-Jun-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 October 2025

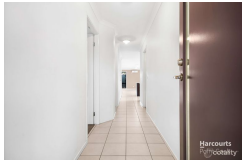


2/3 SANTANDER CRESCENT POINT COOK VIC 3030

 3
  2
  1

Sold Price **\$655,000** Sold Date **21-Jul-25**

Distance **0.38km**



15 TANNER MEWS POINT COOK VIC 3030

 3
  2
  2

Sold Price **\$650,000** Sold Date **08-Jun-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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