

## 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

8 OBERON STREET 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

\$799,999

&

\$849,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 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

32 GARLAND TERRACE POINT COOK VIC 3030	\$970,000	30-Dec-25
401 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$810,000	20-May-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: 04 May 2026


**32 GARLAND TERRACE POINT  
COOK VIC 3030**
 5   
  2   
  2

 Sold Price    **\$970,000**    Sold Date    **30-Dec-25**

 Distance    **0.92km**

**401 BOARDWALK BOULEVARD  
POINT COOK VIC 3030**
 4   
  2   
  2

 Sold Price    **\$810,000**    Sold Date    **20-May-25**

 Distance    **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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