Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 ANCHORAGE STREET 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	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	House	Suburb	Point Cook
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
97 THE STRAND POINT COOK VIC 3030	$735,000	12-May-26
24 HOWARDS WAY POINT COOK VIC 3030	$730,000	31-Mar-26
51 KIRKSTONE ROAD POINT COOK VIC 3030	$717,500	10-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 September 2026

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97 THE STRAND POINT COOK VIC 3030

3 1 2

Sold Price **$735,000** Sold Date **12-May-26**

Distance **0.23km**



24 HOWARDS WAY POINT COOK VIC 3030

3 1 2

Sold Price **$730,000** Sold Date **31-Mar-26**

Distance **1.1km**



51 KIRKSTONE ROAD POINT COOK VIC 3030

3 1 2

Sold Price **$717,500** Sold Date **10-Jun-26**

Distance **1.4km**

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

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