

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

3 ELKHORN WAY 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

\$1,495,000

&

\$1,550,000

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

35 ENDURANCE WAY POINT COOK VIC 3030	\$1,430,000	21-Jun-25
6 STALWART STREET POINT COOK VIC 3030	\$1,587,000	09-Apr-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: 01 May 2026



35 ENDURANCE WAY POINT COOK VIC 3030 Sold Price **\$1,430,000** Sold Date **21-Jun-25**

 5
  3
  2

Distance **0.43km**



6 STALWART STREET POINT COOK VIC 3030 Sold Price ^{RS} **\$1,587,000** Sold Date **09-Apr-26**

 5
  3
  2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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