

## 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

13 TRAPANI AVENUE 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

\$1,150,000

&

\$1,250,000

### 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

1 LENNON BOULEVARD POINT COOK VIC 3030	\$1,200,000	06-Mar-26
7 CRUISE STREET POINT COOK VIC 3030	\$1,260,000	18-Jan-26
9 PARADISE PARADE POINT COOK VIC 3030	\$1,201,000	05-Nov-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: 05 May 2026



**1 LENNON BOULEVARD POINT  
COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **06-Mar-26**

Distance **0.69km**



**7 CRUISE STREET POINT COOK VIC  
3030**

 4  2  2

Sold Price **\$1,260,000** Sold Date **18-Jan-26**

Distance **1.83km**



**9 PARADISE PARADE POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$1,201,000** Sold Date **05-Nov-25**

Distance **1.83km**

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

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