

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

6 TEATREE TERRACE 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

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,600

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 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

10 TEATREE TERRACE POINT COOK VIC 3030	\$1,120,000	06-Oct-25
45 LA ROCHELLE BOULEVARD POINT COOK VIC 3030	\$1,150,000	04-Aug-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: 01 November 2025



10 TEATREE TERRACE POINT COOK VIC 3030

 4  2  2

Sold Price ^{RS} **\$1,120,000** Sold Date **06-Oct-25**

Distance **0.04km**



45 LA ROCHELLE BOULEVARD POINT COOK VIC 3030

 4  2  2

Sold Price **\$1,150,000** Sold Date **04-Aug-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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