

## 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

15 WALDORF 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

\$1,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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

36 MURPHY STREET POINT COOK VIC 3030	\$1,601,000	12-May-25
36 FESTIVAL DRIVE POINT COOK VIC 3030	\$1,550,000	01-Jun-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: 14 October 2025



### 36 MURPHY STREET POINT COOK VIC 3030

 4
  4
  2

Sold Price

**\$1,601,000**

Sold Date

**12-May-25**

Distance

**1.36km**


### 36 FESTIVAL DRIVE POINT COOK VIC 3030

 5
  3
  2

Sold Price

**\$1,550,000**

Sold Date

**01-Jun-25**

Distance

**3.87km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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