

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

9 PARADISE PARADE 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,600

Property type

Land

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

26 ALAMANDA BOULEVARD POINT COOK VIC 3030	\$1,160,000	05-Jul-25
20 COCO CIRCUIT POINT COOK VIC 3030	\$1,325,000	02-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: 17 October 2025


**26 ALAMANDA BOULEVARD
POINT COOK VIC 3030**

 4
  2
  2

Sold Price **\$1,160,000** Sold Date **05-Jul-25**

Distance **0km**


**20 COCO CIRCUIT POINT COOK
VIC 3030**

 4
  2
  2

Sold Price ^{RS} **\$1,325,000** Sold Date **02-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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