

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

8 BAY 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

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2025

to

31 Dec 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

59 WARUNDA PARADE POINT COOK VIC 3030	\$925,000	23-Nov-25
14 SUNNYBANK DRIVE POINT COOK VIC 3030	\$930,000	13-Dec-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: 20 January 2026


**59 WARUNDA PARADE POINT
COOK VIC 3030**

 3
  2
  2

Sold Price

^{RS}
\$925,000

Sold Date

23-Nov-25

Distance

1.16km

**14 SUNNYBANK DRIVE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

^{RS}
\$930,000

Sold Date

13-Dec-25

Distance

5.4km
RS = Recent sale

UN = Undisclosed Sale

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