

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

5 HORATIO STREET 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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

4 FRESHET AVENUE POINT COOK VIC 3030	\$792,000	30-Jan-25
41 JEAN STREET POINT COOK VIC 3030	\$800,000	11-Mar-25
7 DONALDSON PLACE POINT COOK VIC 3030	\$818,000	21-Apr-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: 27 July 2025

**4 FRESHET AVENUE POINT COOK VIC 3030**

Sold Price

\$792,000

Sold Date

30-Jan-25

3



2



2

Distance

1.35km**41 JEAN STREET POINT COOK VIC 3030**

Sold Price

\$800,000

Sold Date

11-Mar-25

4



2



2

Distance

1.11km**7 DONALDSON PLACE POINT COOK VIC 3030**

Sold Price

\$818,000

Sold Date

21-Apr-25

4



2



2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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