

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

4 TIARELLA 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

\$1,095,000

&

\$1,149,000

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

34 MAIDENHAIR DRIVE POINT COOK VIC 3030	1150000	14-Jul-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: 31 July 2025



34 MAIDENHAIR DRIVE POINT COOK VIC 3030

 4
  2
  2

Sold Price

^{RS}
1150000

Sold Date

14-Jul-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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