

## 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 TORRINGTON STREET 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

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6 MONTE CARLO DRIVE POINT COOK VIC 3030	\$1,750,000	05-Jun-25
23 TORRINGTON STREET POINT COOK VIC 3030	-	13-Jun-25
13 ALAMANDA BOULEVARD POINT COOK VIC 3030	\$1,740,000	27-Mar-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: 07 July 2025



**6 MONTE CARLO DRIVE POINT  
COOK VIC 3030**

 5  3  2

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **05-Jun-25**

Distance **1.61km**



**23 TORRINGTON STREET POINT  
COOK VIC 3030**

 4  4  2

Sold Price <sup>RS - UN</sup> Sold Date **13-Jun-25**

Distance **0.06km**



**13 ALAMANDA BOULEVARD POINT  
COOK VIC 3030**

 4  4  4

Sold Price **\$1,740,000** Sold Date **27-Mar-25**

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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