

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

42 CARMEN ROAD 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

\$840,000

&

\$880,000

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

24 HASLEWOOD STREET POINT COOK VIC 3030	\$940,000	11-Jul-25
244 SALTWATER PROMENADE POINT COOK VIC 3030	\$865,000	16-Jul-25
3 MIRKA WAY POINT COOK VIC 3030	\$838,000	02-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

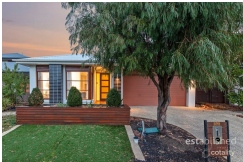
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24 HASLEWOOD STREET POINT
COOK VIC 3030

4 2 2

Sold Price ^{RS} \$940,000 Sold Date 11-Jul-25
Distance 0.19km



244 SALTWATER PROMENADE
POINT COOK VIC 3030

4 2 2

Sold Price ^{RS} \$865,000 Sold Date 16-Jul-25
Distance 1.98km



3 MIRKA WAY POINT COOK VIC
3030

4 2 2

Sold Price ^{RS} \$838,000 Sold Date 02-Jul-25
Distance 0.82km

RS = Recent sale UN = Undisclosed Sale

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