

## 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

13 MESSINA CRESCENT 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

\$979,000

&

\$1,065,000

### 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

17 SARSPARILLA DRIVE POINT COOK VIC 3030	\$1,000,000	10-Feb-25
5 SASSAFRAS CLOSE POINT COOK VIC 3030	\$1,055,000	26-Jun-25
22 LA CORUNA GARDENS POINT COOK VIC 3030	\$1,010,000	19-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: 28 July 2025

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**17 SARSPARILLA DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$1,000,000** Sold Date **10-Feb-25**

Distance **0.33km**



**5 SASSAFRAS CLOSE POINT COOK  
VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$1,055,000** <sup>UN</sup> Sold Date **26-Jun-25**

Distance **0.72km**



**22 LA CORUNA GARDENS POINT  
COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **19-Jul-25**

Distance **0.73km**

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

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