

## 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

11 PILATUS CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,379,000

&

\$1,429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 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

11 ROYAL CIRCUIT POINT COOK VIC 3030	\$1,420,000	19-Nov-24
16 SINAVARA AVENUE POINT COOK VIC 3030	\$1,395,000	17-Jun-24

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: 16 June 2025



**11 ROYAL CIRCUIT POINT COOK  
VIC 3030**

 4  5  2

Sold Price

**\$1,420,000**

Sold Date

**19-Nov-24**

Distance

**4.05km**



**16 SINAVARA AVENUE POINT  
COOK VIC 3030**

 4  3  2

Sold Price

**\$1,395,000**

Sold Date

**17-Jun-24**

Distance

**3.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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