

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

3 CASPIAN CIRCUIT 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

\$699,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,750

Property type

Unit

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

5 OCEANWAVE PARADE POINT COOK VIC 3030	\$800,000	22-Feb-25
30 TAMBORINE AVENUE POINT COOK VIC 3030	\$773,700	21-Feb-25
18 IONIAN WAY POINT COOK VIC 3030	\$708,000	13-Apr-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: 29 July 2025



**5 OCEANWAVE PARADE POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$800,000** Sold Date **22-Feb-25**

Distance **0.23km**



**30 TAMBORINE AVENUE POINT
COOK VIC 3030**

 4  2  2

Sold Price **\$773,700** Sold Date **21-Feb-25**

Distance **0.5km**



**18 IONIAN WAY POINT COOK VIC
3030**

 3  2  2

Sold Price **\$708,000** Sold Date **13-Apr-25**

Distance **0.6km**

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

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