

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 SORRENBURG STREET 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

\$1,450,000

&

\$1,550,000

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

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

229 HAZE DRIVE POINT COOK VIC 3030

\$1,497,000

06-Mar-25

73 WAVES DRIVE POINT COOK VIC 3030

\$1,525,000

05-Sep-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 July 2025



229 HAZE DRIVE POINT COOK VIC 3030 Sold Price **\$1,497,000** Sold Date **06-Mar-25**

 5  3  2

Distance **2.15km**



73 WAVES DRIVE POINT COOK VIC 3030 Sold Price **\$1,525,000** Sold Date **05-Sep-24**

 5  4  2

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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