

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

8 MANDALAY COURT 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

\$920,000

&

\$950,000

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

2 HORIZON POINT POINT COOK VIC 3030	930000	27-Mar-25
24 HASLEWOOD STREET POINT COOK VIC 3030	940000	11-Jul-25
14 SAMUEL EVANS COURT SEABROOK VIC 3028	950000	30-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: 31 July 2025

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2 HORIZON POINT POINT COOK VIC 3030

4 2 2

Sold Price **930000** Sold Date **27-Mar-25**

Distance -

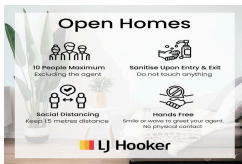


24 HASLEWOOD STREET POINT COOK VIC 3030

4 2 2

Sold Price ^{RS} **940000** Sold Date **11-Jul-25**

Distance **1.28km**



14 SAMUEL EVANS COURT SEABROOK VIC 3028

4 2 2

Sold Price **950000** Sold Date **30-Apr-25**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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