

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 or locality and postcode **107 BENSONHURST PARADE 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 &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
1. 18 BOWLING AVENUE POINT COOK VIC 3030	\$860,000	1 Nov 2025
2. 5 Battery Road, Point Cook, VIC 3030	\$800,000	2 Apr 2026
3. 42 Flatbush Avenue, Point Cook, VIC 3030	\$875,000	10 Apr 2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: