

## 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 BROOME ROAD POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 2026

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

4 ATKINSON CLOSE POINT COOK VIC 3030	\$900,000	21-Dec-25
11 WALDORF AVENUE POINT COOK VIC 3030	\$880,000	11-Nov-25
65 BENSONHURST PARADE POINT COOK VIC 3030	\$940,000	23-Feb-26

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: 18 April 2026


**4 ATKINSON CLOSE POINT COOK VIC 3030**
 4   
  2   
  2

Sold Price

**\$900,000**

Sold Date

**21-Dec-25**

Distance

**0.68km**

**11 WALDORF AVENUE POINT COOK VIC 3030**
 4   
  2   
  2

Sold Price

**\$880,000**

Sold Date

**11-Nov-25**

Distance

**1.02km**

**65 BENSONHURST PARADE POINT COOK VIC 3030**
 4   
  2   
  2

Sold Price

**\$940,000**

Sold Date

**23-Feb-26**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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