

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 | 39 BALTIC 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 | \$800,000 | & | \$850,000 |
|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|------------|
| Median Price | \$810,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|---------------------------------------|-----------|--------------|
| 13 SINCERE DRIVE POINT COOK VIC 3030 | \$800,000 | 02-Sep-25 |
| 56 BLISS STREET POINT COOK VIC 3030 | \$800,000 | 08-Sep-25 |
| 37 TROPIC CIRCUIT POINT COOK VIC 3030 | \$885,000 | 17-Oct-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.

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13 SINCERE DRIVE POINT COOK VIC 3030 Sold Price **\$800,000** Sold Date **02-Sep-25**

4 2 2

Distance **0.27km**



56 BLISS STREET POINT COOK VIC 3030 Sold Price Sold Date **08-Sep-25**

4 2 2

Distance **0.28km**



37 TROPIC CIRCUIT POINT COOK VIC 3030 Sold Price **\$885,000** Sold Date **17-Oct-25**

3 2 2

Distance **0.17km**



3 IONIAN WAY POINT COOK VIC 3030 Sold Price **\$860,000** Sold Date **31-Oct-25**

4 2 2

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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