

## 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](http://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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