

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

9 CAPODANNO STREET 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

\$965,000

&

\$1,015,000

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

35 PAYSON DRIVE POINT COOK VIC 3030	\$968,888	01-Nov-25
24 TEATREE TERRACE POINT COOK VIC 3030	\$990,000	21-Nov-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: 13 April 2026

**35 PAYSON DRIVE POINT COOK
VIC 3030**

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Sold Price

\$968,888Sold Date **01-Nov-25**Distance **0.64km****24 TEATREE TERRACE POINT
COOK VIC 3030**

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Sold Price

\$990,000Sold Date **21-Nov-25**Distance **3.19km**

RS = Recent sale

UN = Undisclosed Sale

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