

## 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

3 OLIVER PLACE 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

\$980,000

&

\$1,035,000

### 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

8 WHITLAM GREEN POINT COOK VIC 3030	\$1,020,000	20-Nov-25
59 FAIRBRIDGE ROAD POINT COOK VIC 3030	\$980,000	15-Dec-25
8 CAVENDISH DRIVE POINT COOK VIC 3030	\$995,000	30-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.~~

This Statement of Information was prepared on: 17 April 2026


**8 WHITLAM GREEN POINT COOK  
VIC 3030**
 4  2  2

Sold Price

**\$1,020,000**

 Sold Date **20-Nov-25**

 Distance **0.19km**

**59 FAIRBRIDGE ROAD POINT  
COOK VIC 3030**
 4  2  2

Sold Price

**\$980,000**

 Sold Date **15-Dec-25**

 Distance **1.31km**

**8 CAVENDISH DRIVE POINT COOK  
VIC 3030**
 4  2  2

Sold Price

**\$995,000**

 Sold Date **30-Oct-25**

 Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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