

## 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

16 BOTTLETREE 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

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

18 TUNCURRY ROAD POINT COOK VIC 3030	\$920,000	12-Nov-25
26 COOKTOWN AVENUE POINT COOK VIC 3030	\$940,000	19-Dec-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: 02 April 2026


**18 TUNCURRY ROAD POINT COOK  
VIC 3030**
 4   
  2   
  2

Sold Price

**\$920,000**

Sold Date

**12-Nov-25**

Distance

**1.2km**

**26 COOKTOWN AVENUE POINT  
COOK VIC 3030**
 4   
  2   
  2

Sold Price

**\$940,000**

Sold Date

**19-Dec-25**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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