

# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

1 SANDY POINT 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)

Single price

\$1,445,000

or range between

&

## Median sale price

Median price

\$831,500

Property Type

House

Suburb

POINT COOK

Period - From

01 May 2025

to

30 Apr 2026

Source

Cotality

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

16 CELEBRATION DRIVE POINT COOK VIC 3030

\$1,400,000

29-Apr-26

77 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030

\$1,445,000

02-Apr-26

1 ELLIS CLOSE POINT COOK VIC 3030

\$1,480,000

06-Dec-25

This Statement of Information was prepared on: 6/05/2026