

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

9 WILLIAMS BAY WALK, POINT COOK, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,690,000

&

\$1,790,000

Median sale price

Median price

\$831,500

Property Type

House

Suburb

POINT COOK

Period - From

01 Apr 2025

to

31 Mar 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

26 VAULCLUSE BOULEVARD; SANCTUARY LAKES; POINT COOK

\$1,700,000

04/05/2026

25 PANORAMA WAY, SANCTUARY LAKES; POINT COOK

\$1,950,000

12/03/2026

51 TOURNAMENT DRIVE, SANCUARY LAKES; POINT COOK

\$1,850,000

02/01/2026

This Statement of Information was prepared on: 5/05/2026