

# 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

4 Cordner Way, 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)

Range between \$750,000 & \$790,000

### Median sale price

Median price \$838,000 Property Type House Suburb Point Cook

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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 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
1	49 Dargy Amble POINT COOK 3030	\$765,000	18/05/2026
2	25 Arrowgrass Dr POINT COOK 3030	\$760,000	14/04/2026
3	3 Aesop St POINT COOK 3030	\$775,000	03/04/2026

**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 six months.~~

This Statement of Information was prepared on:

20/05/2026 12:05



4   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$750,000 - \$790,000

**Median House Price**

Year ending March 2026: \$838,000

## Comparable Properties



**49 Dargy Amble POINT COOK 3030 (REI)**

Agent Comments

4   2   2

**Price:** \$765,000

**Method:** Sold Before Auction

**Date:** 18/05/2026

**Property Type:** House

**Land Size:** 400 sqm approx



**25 Arrowgrass Dr POINT COOK 3030 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** House

**Land Size:** 400 sqm approx



**3 Aesop St POINT COOK 3030 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 03/04/2026

**Property Type:** House

**Land Size:** 256 sqm approx

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