

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

Range between \$690,000 & \$750,000

Median sale price

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

Period - From 17/05/2025 to 16/05/2026 Source Property Data

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	108 Boardwalk Blvd POINT COOK 3030	\$740,000	09/01/2026
2	22 Altitude Dr POINT COOK 3030	\$745,000	08/12/2025
3	57 Solitude Cr POINT COOK 3030	\$738,000	02/12/2025

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:

17/05/2026 13:17



4 2 2

Property Type: House
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
17/05/2025 - 16/05/2026: \$838,000

Comparable Properties



108 Boardwalk Blvd POINT COOK 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 349 sqm approx



22 Altitude Dr POINT COOK 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$745,000
Method: Private Sale
Date: 08/12/2025
Property Type: House



57 Solitude Cr POINT COOK 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$738,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 429 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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