

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 JASPER STREET POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

37 ROWLAND DRIVE POINT COOK VIC 3030	1000000	28-Jan-25
62 SHAFTSBURY BOULEVARD POINT COOK VIC 3030	982000	27-Mar-25
37 WHISTLER CRESCENT POINT COOK VIC 3030	990000	01-Mar-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: 24 June 2025



37 ROWLAND DRIVE POINT COOK VIC 3030

Sold Price

1000000

Sold Date

28-Jan-25

4 2 2

Distance

1.26km



62 SHAFTSBURY BOULEVARD POINT COOK VIC 3030

Sold Price

982000

Sold Date

27-Mar-25

4 2 2

Distance

1.27km



37 WHISTLER CRESCENT POINT COOK VIC 3030

Sold Price

990000

Sold Date

01-Mar-25

4 2 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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