

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

6 STEINWAY 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

\$995,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

01 May 2024

to

30 Apr 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

5 GREENBANK WAY POINT COOK VIC 3030	\$1,005,000	23-Apr-25
19 TREELEAF AVENUE POINT COOK VIC 3030	\$1,100,000	27-Feb-25
8 BRINKERHOFF CRESCENT POINT COOK VIC 3030	\$1,100,000	05-Apr-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: 16 May 2025



5 GREENBANK WAY POINT COOK VIC 3030

Sold Price

^{RS} **\$1,005,000**

Sold Date

23-Apr-25

4 2 2

Distance

0.91km



19 TREELEAF AVENUE POINT COOK VIC 3030

Sold Price

\$1,100,000

Sold Date

27-Feb-25

5 3 2

Distance

1.87km



8 BRINKERHOFF CRESCENT POINT COOK VIC 3030

Sold Price

^{RS} **\$1,100,000**

Sold Date

05-Apr-25

5 3 2

Distance

0.62km



19 DITMARS AVENUE POINT COOK VIC 3030

Sold Price

Sold Date

17-Mar-25

4 2 2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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