

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

31 CARMEN ROAD 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

\$1,249,000

&

\$1,349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Point Cook

Period-from

28 Apr 2025

to

28 Oct 2025

Source

Cotality

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

9 WATERSUN COURT POINT COOK VIC 3030	\$1,232,800	01-Oct-25
15 GALLERY PLACE POINT COOK VIC 3030	\$1,230,000	29-Sep-25
191 SANCTUARY LAKES SOUTH BOULEVARD POINT COOK VIC 3030	\$1,338,000	04-Sep-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: 28 October 2025