

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

2 SINCERE DRIVE 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 2026

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

6 SINCERE DRIVE POINT COOK VIC 3030	\$680,000	08-Apr-25
37 MICHAEL PLACE POINT COOK VIC 3030	\$749,000	27-Mar-25
2 RONA ROAD POINT COOK VIC 3030	\$727,500	16-Mar-26

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: 10 June 2026



6 SINCERE DRIVE POINT COOK VIC 3030 Sold Price **\$680,000** Sold Date **08-Apr-25**
Distance **0.03km**

 4  2  2



37 MICHAEL PLACE POINT COOK VIC 3030 Sold Price **\$749,000** Sold Date **27-Mar-25**
Distance **0.09km**

 4  2  2



2 RONA ROAD POINT COOK VIC 3030 Sold Price **\$727,500** Sold Date **16-Mar-26**
Distance **0.12km**

 4  2  2



15 ELEGANTE ROAD POINT COOK VIC 3030 Sold Price **\$720,000** Sold Date **09-Mar-25**
Distance **0.13km**

 4  2  2



3 COUNTESS PLACE POINT COOK VIC 3030 Sold Price **\$742,000** Sold Date **09-Sep-25**
Distance **0.15km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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