Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 Capodanno Street Point Cook, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$850,000 & $895,000

Median sale price

Median price	$780,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	28-Aug-2024	to	27-Aug-2025	Source	Corelogic

Comparable property sales

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	43 AMBASSADOR CRESCENT POINT COOK 476m2	$925,000	15-Aug-2025
2	5 NAGLE DRIVE POINT COOK 448m2	$1,100,000	26-Jul-2025
3	70 SEAGRASS CRESCENT POINT COOK 460m2	$915,000	25-Jun-2025

This statement of information was prepared on 29-Aug-2025 at 2:56:59 PM AEST