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	9 Barwick Gardens, Point Cook, Vic 3030

Indicative selling price

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

range between $725,000 & $765,000

Median sale price

Median price $826,500 | Property type *House* | Suburb Point Cook

Period - From 01/09/2025 to 30/11/2025 | Source PropTrack

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 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
37 Pankhurst Prom, Point Cook, VIC 3030	$750,000	16/09/2025
20 Marshall Terrace, Point Cook, VIC 3030	$770,000	22/06/2025
53 Kellerman Drive, Point Cook, VIC 3030	$730,000	09/09/2025

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 six months.~~

This Statement of Information was prepared on: 13/12/2025