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	35 Gershwin Crescent Point Cook, 3030

Indicative selling price

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

Range between	$650,000 & $700,000

Median sale price

Median price	$800,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	31-Dec-2024	to	30-Nov-2025	Source	Corelogic

Comparable property sales

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 09-Feb-2026 at 3:30:13 PM AEDT