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	5 DORRINGTON STREET 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	$850,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$787,000	Property type	House	Suburb	Point Cook
Period-from	01 Jul 2024	to	30 Jun 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
5 PEPPERTREE DRIVE POINT COOK VIC 3030	$871,000	05-Apr-25
46 BERGAMOT DRIVE POINT COOK VIC 3030	$910,000	04-Mar-25
21 BEACON AVENUE POINT COOK VIC 3030	$885,000	06-May-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: 18 June 2025