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	3 HEATHERBELL AVENUE 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	$825,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Point Cook
Period-from	01 Dec 2024	to	30 Nov 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
14 PANGANA DRIVE POINT COOK VIC 3030	$825,000	19-Sep-25
103 GRASSBIRD DRIVE POINT COOK VIC 3030	$865,001	16-Oct-25
77 SUNNYBANK DRIVE POINT COOK VIC 3030	$895,000	25-Jul-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: 01 December 2025

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14 PANGANA DRIVE POINT COOK VIC 3030

4 2 2

Sold Price RS $825,000 Sold Date 19-Sep-25

Distance 0.31km



103 GRASSBIRD DRIVE POINT COOK VIC 3030

4 2 2

Sold Price RS $865,001 Sold Date 16-Oct-25

Distance 1.13km



77 SUNNYBANK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price $895,000 Sold Date 25-Jul-25

Distance 0.56km



31 CLOUDY CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price $860,000 Sold Date 02-Sep-25

Distance 0.91km



11 CABRINI STREET POINT COOK VIC 3030

4 2 2

Sold Price $850,000 Sold Date 26-Aug-25

Distance 0.97km



20 CAPODANNO STREET POINT COOK VIC 3030

4 2 2

Sold Price RS $855,000 Sold Date 30-Oct-25

Distance 1.46km

RS = Recent sale **UN** = Undisclosed Sale

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20 DEVOE ROAD POINT COOK VIC 3030 Sold Price **$833,000** Sold Date **17-Sep-25**

4 2 2 Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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