

## 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

7 MULLOWAY DRIVE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 2026

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 RIALTO STREET POINT COOK VIC 3030 | \$792,000 | 04-Mar-26 |
| 1 FIREFLY ROAD POINT COOK VIC 3030   | \$800,000 | 17-Dec-25 |
| 14 RIALTO STREET POINT COOK VIC 3030 | \$780,000 | 29-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: 05 May 2026



**18 RIALTO STREET POINT COOK VIC 3030**

4 2 2

Sold Price

**\$792,000**

Sold Date **04-Mar-26**

Distance **0.07km**



**1 FIREFLY ROAD POINT COOK VIC 3030**

4 2 2

Sold Price

**\$800,000**

Sold Date **17-Dec-25**

Distance **0.65km**



**14 RIALTO STREET POINT COOK VIC 3030**

4 2 2

Sold Price

**\$780,000**

Sold Date **29-Jul-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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