

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

803/50 SALTWATER PROMENADE 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

\$518,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Jul 2025

to

30 Jun 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

12 HARDWARE LANE POINT COOK VIC 3030	\$554,000	15-May-26
25 JOLIMONT ROAD POINT COOK VIC 3030	\$550,000	30-Mar-26
3 WAVERLEY PLACE POINT COOK VIC 3030	\$520,000	31-Jan-26

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: 27 July 2026


**12 HARDWARE LANE POINT COOK
VIC 3030**

Sold Price

\$554,000

Sold Date

15-May-26
 2  2  1

Distance

0.26km

**25 JOLIMONT ROAD POINT COOK
VIC 3030**

Sold Price

\$550,000

Sold Date

30-Mar-26
 3  2  1

Distance

0.51km

**3 WAVERLEY PLACE POINT COOK
VIC 3030**

Sold Price

\$520,000

Sold Date

31-Jan-26
 2  2  1

Distance

1.35km
RS = Recent sale

UN = Undisclosed Sale

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