

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

9 SASSAFRAS CLOSE, POINT COOK, VIC 3030

Indicative selling price

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

Single price

or range between

\$890,000

&

\$940,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

POINT COOK

Period - From

01 May 2025

to

30 April 2026

Source

Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

33 HEMLOCK CRESCENT POINT COOK VIC 3030	\$920,000	21-Apr-26
5 SUMAC CLOSE POINT COOK VIC 3030	\$890,000	18-Apr-26
20 FENNEL DRIVE POINT COOK VIC 3030	\$934,000	21-Jan-26

This Statement of Information was prepared on: 27/05/2026