

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

76 MALIBU BOULEVARD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,500

Property type

Land

Suburb

Point Cook

Period-from

01 Jan 2025

to

31 Dec 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

30 LANDING PLACE POINT COOK VIC 3030	\$1,050,000	07-Nov-25
95 MALIBU BOULEVARD POINT COOK VIC 3030	\$1,065,000	29-Oct-25
11 MAGNETIC AVENUE POINT COOK VIC 3030	\$1,070,000	23-Sep-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: 29 January 2026


**30 LANDING PLACE POINT COOK
VIC 3030**

 5
  2
  2

Sold Price

\$1,050,000

Sold Date

07-Nov-25

Distance

1.13km

**95 MALIBU BOULEVARD POINT
COOK VIC 3030**

 3
  2
  2

Sold Price

\$1,065,000

Sold Date

29-Oct-25

Distance

0.22km

**11 MAGNETIC AVENUE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

\$1,070,000

Sold Date

23-Sep-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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