

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

20 PATCHIN STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

35 PAYSON DRIVE POINT COOK VIC 3030	\$968,888	01-Nov-25
58 BRUCKNER DRIVE POINT COOK VIC 3030	\$920,000	28-Jan-26
46 HARLEM CIRCUIT POINT COOK VIC 3030	\$905,000	17-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: 30 March 2026



**35 PAYSON DRIVE POINT COOK
VIC 3030**

 5  2  2

Sold Price

\$968,888

Sold Date **01-Nov-25**

Distance **1.05km**



**58 BRUCKNER DRIVE POINT COOK
VIC 3030**

 4  3  2

Sold Price

\$920,000

Sold Date **28-Jan-26**

Distance **0.99km**



**46 HARLEM CIRCUIT POINT COOK
VIC 3030**

 5  2  2

Sold Price

\$905,000

Sold Date **17-Jan-26**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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