

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

1/17 THE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2025

to

31 Aug 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

2/4 FINDON COURT POINT COOK VIC 3030	\$645,000	04-Mar-26
8 LUXE TERRACE POINT COOK VIC 3030	\$650,000	21-Feb-26
15 ZETA CRESCENT POINT COOK VIC 3030	\$625,500	25-Apr-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: 07 September 2026


**2/4 FINDON COURT POINT COOK
VIC 3030**

3 2 2

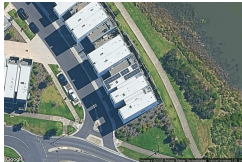
Sold Price

\$645,000

Sold Date

04-Mar-26

Distance

0.72km

**8 LUXE TERRACE POINT COOK VIC
3030**

3 - -

Sold Price

\$650,000

Sold Date

21-Feb-26

Distance

0.76km

**15 ZETA CRESCENT POINT COOK
VIC 3030**

3 2 2

Sold Price

\$625,500

Sold Date

25-Apr-25

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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