

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 10 Watersedge Cove, Sanctuary Lakes, VIC 3030

Indicative selling price

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

Price Range \$1,500,000 & \$1,600,000

Median sale price

Median price \$791,500 Property Type House Suburb Point Cook (3030)

Period - From 01/10/2024 to 30/09/2025 Source Cotality

Comparable property sales

A This is one property 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
7 CELEBRATION DRIVE, POINT COOK VIC 3030	\$1,505,000	28/06/2025

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 six months.

This Statement of Information was prepared on: 08/10/2025