

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

151 SANCTUARY LAKES SOUTH 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2024

to

31 Aug 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

10 SEAVIEW POINT POINT COOK VIC 3030	\$1,742,500	10-Apr-25
6 BEACHCOMBER PLACE POINT COOK VIC 3030	\$2,000,000	24-Jun-25
24 RHODE ISLAND CLOSE POINT COOK VIC 3030	\$1,700,000	24-Jun-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: 30 September 2025

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10 SEAVIEW POINT POINT COOK
VIC 3030

4 3 2

Sold Price \$1,742,500 Sold Date 10-Apr-25
Distance 0km



6 BEACHCOMBER PLACE POINT
COOK VIC 3030

5 2 2

Sold Price \$2,000,000 Sold Date 24-Jun-25
Distance 0.56km



24 RHODE ISLAND CLOSE POINT
COOK VIC 3030

5 3 2

Sold Price \$1,700,000 Sold Date 24-Jun-25
Distance 0km

RS = Recent sale UN = Undisclosed Sale

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