

## 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

17 LANCASTER DRIVE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,075,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

8 CAVENDISH DRIVE POINT COOK VIC 3030	\$995,000	30-Oct-25
4 NILAND CRESCENT POINT COOK VIC 3030	\$1,100,000	28-Oct-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: 20 January 2026


**8 CAVENDISH DRIVE POINT COOK  
VIC 3030**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$995,000**

Sold Date

**30-Oct-25**

Distance

**1.48km**

**4 NILAND CRESCENT POINT COOK  
VIC 3030**
 5
  2
  2

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**28-Oct-25**

Distance

**1.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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