

## 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

18 PALACE ROAD 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

5 SINCERE DRIVE POINT COOK VIC 3030	\$800,000	04-Jun-25
25 WHISPER BOULEVARD POINT COOK VIC 3030	\$770,000	07-May-24
54 PRUDENCE PARADE POINT COOK VIC 3030	\$775,000	12-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: 24 June 2025



**5 SINCERE DRIVE POINT COOK VIC 3030**

Sold Price <sup>RS</sup> **\$800,000** Sold Date **04-Jun-25**

4 2 2

Distance **0.15km**



**25 WHISPER BOULEVARD POINT COOK VIC 3030**

Sold Price **\$770,000** Sold Date **07-May-24**

4 2 2

Distance **0.23km**



**54 PRUDENCE PARADE POINT COOK VIC 3030**

Sold Price **\$775,000** Sold Date **12-Apr-25**

4 2 2

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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