

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

25/47 WATERHAVEN 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,500

Property type

Unit

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

8 SULLIVAN WALK POINT COOK VIC 3030	\$630,000	12-Jul-25
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.

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**8 SULLIVAN WALK POINT COOK
VIC 3030**

 3  2  2

Sold Price **\$630,000** Sold Date **12-Jul-25**

Distance **1.44km**



**15 ZETA CRESCENT POINT COOK
VIC 3030**

 3  2  2

Sold Price **\$625,500** Sold Date **25-Apr-25**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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