

## 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

27 LINDSAY GARDENS POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2024

to

30 Sep 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 BROWNLOW DRIVE POINT COOK VIC 3030 | \$802,000 | 08-Oct-25 |
| 8 PINOAK STREET POINT COOK VIC 3030  | \$805,000 | 14-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: 29 October 2025

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**8 BROWNLOW DRIVE POINT  
COOK VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup>

**\$802,000**

Sold Date

**08-Oct-25**

Distance

**0.6km**



**8 PINOAK STREET POINT COOK  
VIC 3030**

 3  2  2

Sold Price

**\$805,000**

Sold Date

**14-Jun-25**

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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