

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

4 WATERMARK WAY 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

\$1,215,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

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

17 GREENBANK WAY POINT COOK VIC 3030	\$1,320,000	16-Aug-25
74 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$1,431,000	23-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: 01 September 2025



**17 GREENBANK WAY POINT COOK
VIC 3030**

 5  3  2

Sold Price

^{RS} **\$1,320,000**

Sold Date

16-Aug-25

Distance

0.83km



**74 BOARDWALK BOULEVARD
POINT COOK VIC 3030**

 4  4  2

Sold Price

^{RS} **\$1,431,000**

Sold Date

23-Jun-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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