

## 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

44 VAUCLUSE BOULEVARD 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

\$1,640,000

&

\$1,680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 2026

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 26 VAUCLUSE BOULEVARD POINT COOK VIC 3030 | \$1,700,000 | 29-Apr-26 |
| 51 TOURNAMENT DRIVE POINT COOK VIC 3030   | \$1,850,000 | 02-Jan-26 |
|                                           |             |           |

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: 17 June 2026


**26 VAUCLUSE BOULEVARD POINT  
COOK VIC 3030**

Sold Price

**\$1,700,000**

Sold Date

**29-Apr-26**


4



3



3

Distance

**0km**

**51 TOURNAMENT DRIVE POINT  
COOK VIC 3030**

Sold Price

**\$1,850,000**

Sold Date

**02-Jan-26**


4



3



5

Distance

**1.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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