

## 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

46A YURUGA 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2025

to

31 Jan 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

Address of comparable property	Price	Date of sale
3 CASPIAN CIRCUIT POINT COOK VIC 3030	\$720,000	29-Sep-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: 10 February 2026

**3 CASPIAN CIRCUIT POINT COOK  
VIC 3030**

3 2 2

Sold Price

**\$720,000**

Sold Date

**29-Sep-25**

Distance

**0.65km****RS** = Recent sale**UN** = Undisclosed Sale

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