

## 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

46C 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 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 AQUA WALK POINT COOK VIC 3030	\$671,000	20-May-25
2A BARI MEWS POINT COOK VIC 3030	\$650,000	28-May-25
19 BROADBEACH CIRCUIT POINT COOK VIC 3030	\$660,000	20-Jul-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 July 2025



**8 AQUA WALK POINT COOK VIC 3030**

 3  2  2

Sold Price

**\$671,000**

Sold Date **20-May-25**

Distance **0.79km**



**2A BARI MEWS POINT COOK VIC 3030**

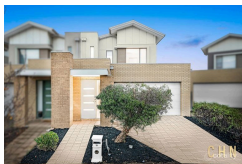
 3  2  2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **28-May-25**

Distance **1.25km**



**19 BROADBEACH CIRCUIT POINT COOK VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **20-Jul-25**

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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