

## 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

48 HEATHERBELL AVENUE 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

\$605,000

Property type

Unit

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 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 YURUGA BOULEVARD POINT COOK VIC 3030	\$700,000	27-Mar-26
1/41 HYDE PARK TERRACE POINT COOK VIC 3030	\$665,000	16-Mar-26
253 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$665,000	03-Mar-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: 18 May 2026


**26 YURUGA BOULEVARD POINT  
COOK VIC 3030**
 3   
 2   
 2

Sold Price

**\$700,000**

Sold Date

**27-Mar-26**

Distance

**2.29km**

**1/41 HYDE PARK TERRACE POINT  
COOK VIC 3030**
 3   
 2   
 2

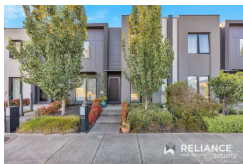
Sold Price

**\$665,000**

Sold Date

**16-Mar-26**

Distance

**2.46km**

**253 WATERHAVEN BOULEVARD  
POINT COOK VIC 3030**
 3   
 2   
 2

Sold Price

Sold Date

**03-Mar-26**

Distance

**2.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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