

## 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

53 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,277

Property type

House

Suburb

Point Cook

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

46B YURUGA BOULEVARD POINT COOK VIC 3030	\$650,000	24-Feb-24
18 TURNSTONE DRIVE POINT COOK VIC 3030	\$670,000	06-May-24

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: 22 May 2025



**46B YURUGA BOULEVARD POINT  
COOK VIC 3030**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**24-Feb-24**

Distance

**0.26km**



**18 TURNSTONE DRIVE POINT  
COOK VIC 3030**

 3  2  2

Sold Price

**\$670,000**

Sold Date

**06-May-24**

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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