

## 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

59 LADYBIRD CRESCENT 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2024

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 62 YURUGA BOULEVARD POINT COOK VIC 3030 | \$1,110,000 | 14-Apr-25 |
| 81 YURUGA BOULEVARD POINT COOK VIC 3030 | \$1,016,000 | 25-Jun-25 |
| 34 MAIDENHAIR DRIVE POINT COOK VIC 3030 | \$1,150,000 | 14-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: 05 August 2025



**62 YURUGA BOULEVARD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,110,000**

Sold Date

**14-Apr-25**

Distance

**0.2km**



**81 YURUGA BOULEVARD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,016,000**

Sold Date

**25-Jun-25**

Distance

**0.17km**



**34 MAIDENHAIR DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**14-Jul-25**

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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