

A yellow bicycle with a brown leather saddle and handlebars is parked against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

7 BROADBEACH CIRCUIT, POINT COOK, VIC 3030  
PREPARED BY AMAR THAKKAR, RAY WHITE POINT COOK



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 BROADBEACH CIRCUIT, POINT COOK,**



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### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range:

**\$600,000 to \$660,000**

Provided by: Amar Thakkar , Ray White Point Cook

## MEDIAN SALE PRICE



**POINT COOK, VIC, 3030**

Suburb Median Sale Price (Unit)

**\$566,600**

01 April 2024 to 31 March 2025

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**39/1 GREG NORMAN DR, POINT COOK, VIC**



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Sale Price

**\$620,000**

Sale Date: 25/03/2025

Distance from Property: 286m



**16 BROADBEACH CCT, POINT COOK, VIC 3030**



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Sale Price

**\$610,000**

Sale Date: 18/01/2025

Distance from Property: 55m



This report has been compiled on 11/06/2025 by Ray White Point Cook. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

7 BROADBEACH CIRCUIT, 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)

Price Range:

\$600,000 to \$660,000

### Median sale price

Median price

\$566,600

Property type

Unit

Suburb

POINT COOK

Period

01 April 2024 to 31 March 2025

Source

pricefinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Address of comparable property

#### Price

#### Date of sale

39/1 GREG NORMAN DR, POINT COOK, VIC 3030	\$620,000	25/03/2025
16 BROADBEACH CCT, POINT COOK, VIC 3030	\$610,000	18/01/2025

This Statement of Information was prepared on:

11/06/2025