

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 7 Sunny Lane, Point Cook, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$700,000

Median sale price

Median price \$755,277 Property Type House Suburb Point Cook (3030)

Period - From 01/05/2024 to 30/04/2025 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
11 SUNNY LANE, POINT COOK VIC 3030	\$720,000	27/05/2025
42 LANCASTER DRIVE, POINT COOK VIC 3030	\$785,000	23/05/2025
7 PORTMANS LANE, POINT COOK VIC 3030	\$679,000	25/03/2025

This Statement of Information was prepared on: 25/06/2025