

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

3 BEDROOM TOWNHOUSE, POINT COOK VIC 3030

Indicative selling price

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

Single Price

\$729,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

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
202 SANCTUARY LAKES NORTH BOULEVARD POINT COOK VIC 3030	\$757,500	07-Jan-26
23/1 GREG NORMAN DRIVE POINT COOK VIC 3030	\$700,000	08-Dec-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: 19 May 2026



**26 YURUGA BOULEVARD POINT
COOK VIC 3030**

 3  2  2

Sold Price

\$700,000

Sold Date

27-Mar-26

Distance

1.86km



**202 SANCTUARY LAKES NORTH
BOULEVARD POINT COOK VIC
3030**

 3  2  2

Sold Price

\$757,500

Sold Date

07-Jan-26

Distance

2.09km



**23/1 GREG NORMAN DRIVE POINT
COOK VIC 3030**

 3  2  2

Sold Price

\$700,000

Sold Date

08-Dec-25

Distance

2.24km



**210 SANCTUARY LAKES NORTH
BOULEVARD POINT COOK VIC
3030**

 3  2  2

Sold Price

\$745,000

Sold Date

04-Oct-25

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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