

## 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](http://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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