

Statement of Information

Sections 47AF of the Estate Agents Act 1980



50 Sunnybank Drive
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 \$ or range between \$ 830,000 & \$ 880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 820,000 *House ☒ *Unit ☐ Suburb Point Cook, VIC 3030

Period - From 01/06/2025 to 31/05/2026 Source Proptack

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
1. 32 Garland Terrace, Point Cook VIC 3030	\$ 970,000	6 th Jan 2026
2. 20 Lockheed Parade, Point Cook VIC 3030	\$ 910,800	21 st Apr 2026
3. 8 Roundhay Crescent, Point Cook VIC 3030	\$ 880,000	5 th May 2026