Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Lenox Walk Point Cook, 3030

Indicative selling price

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

Range between	$600,000 & $660,000

Median sale price

Median price	$755,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	25-Sep-2023	to	24-Sep-2024	Source	Corelogic

Comparable property sales

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	42 WALDORF AVENUE POINT COOK 262m2, 4 bed	$685,990	12-Jul-2024
2	137 WATERHAVEN BOULEVARD POINT COOK 155m2, 3 bed	$620,000	24-Mar-2024
3	339 WATERHAVEN BOULEVARD POINT COOK 149m2, 3 bed	$630,000	21-Aug-2024

This statement of information was prepared on 29-Apr-2025 at 12:38:24 PM AEST