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<br>Including suburb and postcode | 12 MCCULLOCH WALK 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 | $735,000 | & | $785,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $770,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | Source | Corelogic |

## 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 |
|---|---|---|
| 25 WHISPER BOULEVARD POINT COOK VIC 3030 | $770,000 | 07-May-24 |
| 46 LISPENARD CIRCUIT POINT COOK VIC 3030 | $788,888 | 09-Dec-24 |
| 3 DEVOE ROAD POINT COOK VIC 3030 | $744,000 | 21-Apr-24 |

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: 23 June 2025

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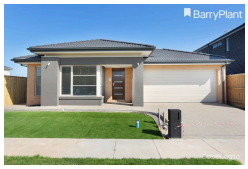


**25 WHISPER BOULEVARD POINT COOK VIC 3030**

4 2 2

Sold Price **$770,000** Sold Date **07-May-24**

Distance **1.29km**



**46 LISPENARD CIRCUIT POINT COOK VIC 3030**

4 2 2

Sold Price **$788,888** Sold Date **09-Dec-24**

Distance **1.35km**



**3 DEVOE ROAD POINT COOK VIC 3030**

4 2 2

Sold Price **$744,000** Sold Date **21-Apr-24**

Distance **1.43km**

**RS** = Recent sale **UN** = Undisclosed Sale

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