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	35 LINCOLNHEATH BOULEVARD 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,500	Property type	Unit	Suburb	Point Cook
Period-from	01 Aug 2024	to	31 Jul 2025	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
384 POINT COOK ROAD POINT COOK VIC 3030	$602,000	21-Jun-25
7 BROADBEACH CIRCUIT POINT COOK VIC 3030	$625,000	01-Jul-25
2 MIDDLETON DRIVE POINT COOK VIC 3030	$630,000	28-Feb-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 August 2025

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384 POINT COOK ROAD POINT COOK VIC 3030

3 2 2

Sold Price **$602,000** Sold Date **21-Jun-25**

Distance **0.73km**



7 BROADBEACH CIRCUIT POINT COOK VIC 3030

3 2 2

Sold Price RS **$625,000** Sold Date **01-Jul-25**

Distance **1.36km**



2 MIDDLETON DRIVE POINT COOK VIC 3030

3 2 2

Sold Price **$630,000** Sold Date **28-Feb-25**

Distance **1.23km**

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

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