

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

4/16 LA ROCHELLE 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2024

to

31 Aug 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

1/10 SANTANDER CRESCENT POINT COOK VIC 3030	\$555,000	22-Jul-25
4 TENERRIFE CRESCENT POINT COOK VIC 3030	\$585,000	24-Mar-25
33 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030	\$550,000	22-Jul-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: 17 September 2025



**1/10 SANTANDER CRESCENT
POINT COOK VIC 3030**

 2  1  1

Sold Price **\$555,000** Sold Date **22-Jul-25**

Distance **0.6km**



**4 TENERRIFE CRESCENT POINT
COOK VIC 3030**

 3  1  1

Sold Price **\$585,000** Sold Date **24-Mar-25**

Distance **0.38km**



**33 LINCOLNHEATH BOULEVARD
POINT COOK VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **22-Jul-25**

Distance **0.85km**

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

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