

## 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

26 LENNON BOULEVARD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2025

to

31 Dec 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 SPERLONGA GROVE POINT COOK VIC 3030  | \$965,000 | 07-Sep-25 |
| 1 ANCHORAGE STREET POINT COOK VIC 3030 | \$950,000 | 06-Dec-25 |
| 18 HELPMANN AVENUE POINT COOK VIC 3030 | \$975,000 | 29-Oct-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: 28 January 2026



### 1 SPERLONGA GROVE POINT COOK VIC 3030

 4  2  2

Sold Price **\$965,000** Sold Date **07-Sep-25**

Distance **0.2km**

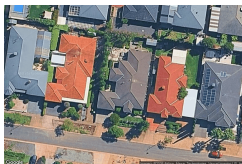


### 1 ANCHORAGE STREET POINT COOK VIC 3030

 4  2  2

Sold Price <sup>RS</sup> **\$950,000** Sold Date **06-Dec-25**

Distance **0.82km**



### 18 HELPMANN AVENUE POINT COOK VIC 3030

 4  2  2

Sold Price **\$975,000** Sold Date **29-Oct-25**

Distance **0.58km**

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

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