

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 LUXE TERRACE 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 2026

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

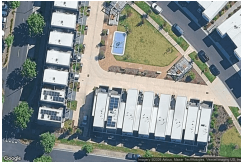
Date of sale

8 LUXE TERRACE POINT COOK VIC 3030	\$650,000	21-Feb-26
253 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$665,000	03-Mar-26

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: 02 June 2026



8 LUXE TERRACE POINT COOK VIC 3030 Sold Price **\$650,000** Sold Date **21-Feb-26**

 3  -  -

Distance **0km**



**253 WATERHAVEN BOULEVARD
POINT COOK VIC 3030** Sold Price **\$665,000** Sold Date **03-Mar-26**

 3  2  2

Distance **1.04km**

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

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