

## 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

246 SANCTUARY LAKES SOUTH 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

\$1,120,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2025

to

31 Jan 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




27 SANCTUARY LAKES EAST BOULEVARD POINT COOK VIC 3030	\$1,128,000	24-Oct-25
139 BEACHVIEW PARADE POINT COOK VIC 3030	\$1,130,000	29-Aug-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: 09 February 2026



**27 SANCTUARY LAKES EAST  
BOULEVARD POINT COOK VIC  
3030**  
 5  2  2

Sold Price **\$1,128,000** Sold Date **24-Oct-25**  
Distance **0.66km**



**139 BEACHVIEW PARADE POINT  
COOK VIC 3030**  
 4  2  2

Sold Price **\$1,130,000** Sold Date **29-Aug-25**  
Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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