

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 WATERMARK WAY 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

\$1,225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2024

to

31 Oct 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

74 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$1,431,000	05-Jun-25
1 DUNE STREET POINT COOK VIC 3030	\$1,230,000	01-Sep-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: 21 November 2025


**74 BOARDWALK BOULEVARD
POINT COOK VIC 3030**

 4
  4
  2

Sold Price **\$1,431,000** Sold Date **05-Jun-25**

Distance **0.56km**


**Inspection Available
By Appointment**

This property is still available for
viewing by appointment.

Please contact the agent to
make suitable arrangements.

**1 DUNE STREET POINT COOK VIC
3030**

 4
  2
  2

Sold Price **\$1,230,000** Sold Date **01-Sep-25**

Distance **5.7km**

RS = Recent sale

UN = Undisclosed Sale

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