

## 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

3 LAMBRO WAY 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

6 FLAGSTAFF CRESCENT POINT COOK VIC 3030	\$845,000	30-Sep-25
55 EVESHAM DRIVE POINT COOK VIC 3030	\$860,000	07-Jan-26
74 EVESHAM DRIVE POINT COOK VIC 3030	\$865,000	27-Nov-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: 25 March 2026


**6 FLAGSTAFF CRESCENT POINT  
COOK VIC 3030**
 4  3  2

Sold Price

**\$845,000**

Sold Date

**30-Sep-25**

Distance

**0.03km**

**55 EVESHAM DRIVE POINT COOK  
VIC 3030**
 4  2  2

Sold Price

**\$860,000**

Sold Date

**07-Jan-26**

Distance

**0.36km**

**74 EVESHAM DRIVE POINT COOK  
VIC 3030**
 5  3  2

Sold Price

**\$865,000**

Sold Date

**27-Nov-25**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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