

## 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

40 SEYCHELLES STREET 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

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,350

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 ISLAND WAY POINT COOK VIC 3030	\$1,050,000	29-Apr-25
81 YURUGA BOULEVARD POINT COOK VIC 3030	\$1,016,000	26-Jun-25
9 CARNIVAL PLACE POINT COOK VIC 3030	\$1,027,008	17-Mar-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 July 2025



## 8 ISLAND WAY POINT COOK VIC 3030

4 2 2

Sold Price

**\$1,050,000**

Sold Date

**29-Apr-25**

Distance

**0.04km**



## 81 YURUGA BOULEVARD POINT COOK VIC 3030

4 2 2

Sold Price

<sup>RS</sup> **\$1,016,000**

Sold Date

**26-Jun-25**

Distance

**0.26km**



## 9 CARNIVAL PLACE POINT COOK VIC 3030

5 2 2

Sold Price

**\$1,027,008**

Sold Date

**17-Mar-25**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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