

## 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

33 HIBISCUS CRESCENT POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### 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

85 LINCOLNHEATH BOULEVARD POINT COOK VIC 3030	\$1,601,000	21-Sep-24
34 MAIDENHAIR DRIVE POINT COOK VIC 3030	\$1,150,000	14-Jul-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 July 2025



**85 LINCOLNHEATH BOULEVARD  
POINT COOK VIC 3030**

 4  3  2

Sold Price **\$1,601,000** Sold Date **21-Sep-24**

Distance **0.2km**



**34 MAIDENHAIR DRIVE POINT  
COOK VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **14-Jul-25**

Distance **0.3km**

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

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