

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 Lenox Walk, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$560,000

Property Type Townhouse

Suburb Point Cook

Period - From 11/06/2024

to

10/06/2025

Source

Property Data

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 six 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
1	49 Gershwin Cr POINT COOK 3030	\$600,000	17/05/2025
2	59 Waterhaven Blvd POINT COOK 3030	\$593,000	28/04/2025
3	15 Rosario Wlk POINT COOK 3030	\$560,000	04/02/2025

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 six months.~~

This Statement of Information was prepared on:

11/06/2025 08:49

4 Lenox Walk, Point Cook Vic 3030

hockingstuart

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Indicative Selling Price

\$560,000 - \$610,000

Median Townhouse Price

11/06/2024 - 10/06/2025: \$560,000



 3  3  2

Rooms: 6

Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



49 Gershwin Cr POINT COOK 3030 (REI)

Agent Comments

 4  3  2

Price: \$600,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)



59 Waterhaven Blvd POINT COOK 3030 (REI)

Agent Comments

 3  2  1

Price: \$593,000

Method: Private Sale

Date: 28/04/2025

Property Type: Townhouse (Single)

Land Size: 194 sqm approx



15 Rosario Wlk POINT COOK 3030 (REI/VG)

Agent Comments

 3  2  2

Price: \$560,000

Method: Private Sale

Date: 04/02/2025

Property Type: House

Land Size: 156 sqm approx

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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