

## 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

73 EVESHAM DRIVE 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

\$990,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2024

to

31 Aug 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

60 CARMEN ROAD POINT COOK VIC 3030	\$1,160,000	20-Sep-25
7 LEADBEATER STREET POINT COOK VIC 3030	\$1,130,000	26-May-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: 28 September 2025

**60 CARMEN ROAD POINT COOK  
VIC 3030**

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Sold Price

RS

**\$1,160,000**

Sold Date

**20-Sep-25**

Distance

**0.34km****7 LEADBEATER STREET POINT  
COOK VIC 3030**

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Sold Price

**\$1,130,000**

Sold Date

**26-May-25**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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