

## 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

44 VAUCLUSE BOULEVARD 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

\$1,680,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 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

26 VAUCLUSE BOULEVARD POINT COOK VIC 3030	\$1,700,000	11-May-19
51 TOURNAMENT DRIVE POINT COOK VIC 3030	\$1,850,000	02-Jan-26

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: 13 May 2026



**26 VAUCLUSE BOULEVARD POINT** Sold Price **\$1,700,000** Sold Date **11-May-19**  
**COOK VIC 3030**

 4  3  3

Distance **0km**



**51 TOURNAMENT DRIVE POINT** Sold Price **\$1,850,000** Sold Date **02-Jan-26**  
**COOK VIC 3030**

 4  3  5

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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