

## 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

15 GRAMERCY 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

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 21 ATLANTIS DRIVE POINT COOK VIC 3030 | \$1,710,000 | 30-May-26 |
| 34 FESTIVAL DRIVE POINT COOK VIC 3030 | \$1,785,000 | 21-Feb-26 |
| 6 STALWART STREET POINT COOK VIC 3030 | \$1,587,000 | 30-Mar-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: 05 June 2026


**21 ATLANTIS DRIVE POINT COOK  
VIC 3030**

 4
  4
  2

Sold Price <sup>RS</sup> **\$1,710,000** <sup>UN</sup> Sold Date **30-May-26**

Distance **1.04km**


**34 FESTIVAL DRIVE POINT COOK  
VIC 3030**

 4
  4
  2

Sold Price **\$1,785,000** Sold Date **21-Feb-26**

Distance **1.13km**


**6 STALWART STREET POINT  
COOK VIC 3030**

 5
  3
  2

Sold Price **\$1,587,000** Sold Date **30-Mar-26**

Distance **1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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