

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

16/47 WATERHAVEN BOULEVARD POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 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

25/47 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$635,000	15-Oct-25
40 LUXE TERRACE POINT COOK VIC 3030	\$620,000	24-Oct-25
47 MURNONG STREET POINT COOK VIC 3030	\$610,000	28-Feb-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: 07 April 2026



25/47 WATERHAVEN BOULEVARD Sold Price **\$635,000** Sold Date **15-Oct-25**
POINT COOK VIC 3030

 3  2  1

Distance **0km**



40 LUXE TERRACE POINT COOK Sold Price **\$620,000** Sold Date **24-Oct-25**
VIC 3030

 3  2  2

Distance **1.38km**



47 MURNONG STREET POINT Sold Price ^{RS} **\$610,000** Sold Date **28-Feb-26**
COOK VIC 3030

 3  2  2

Distance **1.41km**

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

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