

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 \$590,000

&

\$640,000

Median sale price

Median price \$785,000

Property Type House

Suburb Point Cook

Period - From 01/01/2025

to 31/03/2025

Source REIV

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 | 8 Lenox Wlk POINT COOK 3030 | \$620,000 | 18/04/2025 |
| 3 | 27 Gershwin Cr POINT COOK 3030 | \$584,000 | 21/02/2025 |

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:

26/05/2025 11:28

4 Lenox Walk, Point Cook Vic 3030

hockingstuart

Leigh Dardha

03 8387 0555

0401 496 270

yarraville@hockingstuart.com.au



3 3 2

Rooms: 5

Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

March quarter 2025: \$785,000

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)



8 Lenox Wlk POINT COOK 3030 (REI)

Agent Comments

4 3 2

Price: \$620,000

Method: Private Sale

Date: 18/04/2025

Property Type: Townhouse (Single)



27 Gershwin Cr POINT COOK 3030 (VG)

Agent Comments

3 - -

Price: \$584,000

Method: Sale

Date: 21/02/2025

Property Type: House (Res)

Land Size: 162 sqm approx

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



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