

## 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

20 KERFORD CRESCENT 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2024

to

30 Nov 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

25/47 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$635,000	15-Oct-25
96 FLATBUSH AVENUE POINT COOK VIC 3030	\$640,000	06-Aug-25
127 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$655,000	24-Nov-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: 03 December 2025



**25/47 WATERHAVEN BOULEVARD**  
**POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**15-Oct-25**

3 2 1

Distance

**0.8km**



**96 FLATBUSH AVENUE POINT**  
**COOK VIC 3030**

Sold Price

**\$640,000**

Sold Date

**06-Aug-25**

3 2 2

Distance

**2.3km**



**127 WATERHAVEN BOULEVARD**  
**POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$655,000** <sup>UN</sup>

Sold Date

**24-Nov-25**

3 2 2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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