

## 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

14 LAMBETH COURT 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

\$960,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Point Cook

Period-from

17 Apr 2025

to

17 Oct 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

6 FIFTH AVENUE POINT COOK VIC 3030	\$980,000	11-Sep-25
1 SPERLONGA GROVE POINT COOK VIC 3030	\$965,000	07-Sep-25
3 EARTH STREET POINT COOK VIC 3030	\$990,000	30-Aug-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: 17 October 2025