

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

36 Cowry Way, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$965,000 & \$990,000

### Median sale price

Median price \$1,155,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	196 Fellows Rd POINT LONSDALE 3225	\$1,017,500	31/08/2024
2	37 Amphora Way POINT LONSDALE 3225	\$1,075,000	28/06/2024
3	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/02/2025 16:13



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**Property Type:** House  
**Land Size:** 336 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$965,000 - \$990,000  
**Median House Price**  
Year ending December 2024: \$1,155,000

## Comparable Properties



**196 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

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**Price:** \$1,017,500  
**Method:** Private Sale  
**Date:** 31/08/2024  
**Property Type:** House  
**Land Size:** 658 sqm approx



**37 Amphora Way POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

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**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 28/06/2024  
**Property Type:** House  
**Land Size:** 449 sqm approx



**3 Lakeland Ct POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

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**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 665 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**