

# 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

1/91 Fellows Road, 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 \$975,000 & \$1,060,000

### Median sale price

Median price \$1,207,500 Property Type House Suburb Point Lonsdale

Period - From 29/01/2024 to 28/01/2025 Source Property Data

### 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 | 2/125 Fellows Rd POINT LONSDALE 3225 | \$800,000   | 01/11/2024   |
| 2 | 1/125 Fellows Rd POINT LONSDALE 3225 | \$855,000   | 06/09/2024   |
| 3 | 2/71 Fellows Rd POINT LONSDALE 3225  | \$1,175,000 | 03/02/2024   |

**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: 29/01/2025 10:14



 3    2    1

**Property Type:**

**Agent Comments**

## Comparable Properties



**2/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** House

**Land Size:** 497 sqm approx



**1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** House

**Land Size:** 340 sqm approx



**2/71 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 03/02/2024

**Property Type:** Unit