

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

4 Albert Street, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,195,000

&

\$2,245,000

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	6 Queenspoint Cr QUEENSCLIFF 3225	\$2,435,000	31/10/2024
2	43 Point Lonsdale Rd POINT LONSDALE 3225	\$2,100,000	18/09/2024
3	1/99 King St QUEENSCLIFF 3225	\$2,225,000	29/08/2024

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:

24/02/2025 12:08



 3  2  1

Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$2,195,000 - \$2,245,000
Median House Price
Year ending December 2024: \$1,155,000

Comparable Properties



6 Queenspoint Cr QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  4  7

Price: \$2,435,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 2544 sqm approx



43 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 550 sqm approx



1/99 King St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,225,000
Method: Private Sale
Date: 29/08/2024
Property Type: Townhouse (Single)
Land Size: 277 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100