

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 26 Peterho Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$815,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 11/02/2024

to 10/02/2025

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	1/81 Nelson Rd QUEENSCLIFF 3225	\$650,000	01/10/2024
2	79 Coquina Dr POINT LONSDALE 3225	\$720,000	12/09/2024
3	16 Edgewater Cl QUEENSCLIFF 3225	\$812,000	09/11/2023

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:

11/02/2025 16:30

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Indicative Selling Price

\$815,000

Median House Price

11/02/2024 - 10/02/2025: \$1,200,000



Property Type: Land

Land Size: 659 sqm approx

Agent Comments

Comparable Properties

1/81 Nelson Rd QUEENSCLIFF 3225 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 01/10/2024

Property Type: Land

Land Size: 539 sqm approx

79 Coquina Dr POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 12/09/2024

Property Type: Land

Land Size: 576 sqm approx



16 Edgewater Ct QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$812,000

Method: Private Sale

Date: 09/11/2023

Property Type: Land

Land Size: 701 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100