

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 139 Fellows Road, Point Lonsdale Vic 3225
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Point Lonsdale

Period - From 01/10/2023 to 30/09/2024 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	34 Hollywood Blvd POINT LONSDALE 3225	\$1,250,000	25/09/2024
2	20 Williams Rd POINT LONSDALE 3225	\$1,450,000	23/08/2024
3	14 California Blvd POINT LONSDALE 3225	\$1,335,000	22/05/2024

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: 06/01/2025 14:02



Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending September 2024: \$1,200,000

Comparable Properties



34 Hollywood Blvd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 856 sqm approx



20 Williams Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 23/08/2024
Property Type: House (Res)
Land Size: 670 sqm approx



14 California Blvd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,335,000
Method: Sale
Date: 22/05/2024
Property Type: House (Res)
Land Size: 885 sqm approx

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