

# 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

132 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)

Single price \$1,195,000

### 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	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025
2	37 Hollywood Blvd POINT LONSDALE 3225	\$1,150,000	29/11/2024
3	19 Jennifer Cr POINT LONSDALE 3225	\$1,100,000	04/09/2024

**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 17:05



 3    2    2

**Property Type:** House  
**Land Size:** 802 sqm approx  
**Agent Comments**

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

## Comparable Properties



**12 California Blvd POINT LONSDALE 3225 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 19/01/2025  
**Property Type:** House  
**Land Size:** 874 sqm approx



**37 Hollywood Blvd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 836 sqm approx



**19 Jennifer Cr POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House  
**Land Size:** 712 sqm approx

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