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	18 Kirk 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 \$1,800,000 & \$1,980,000	Range between	\$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/04/2024	to	31/03/2025	;	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

Add	dress of comparable property	Price	Date of sale
1	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
2	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/04/2025 10:25













Property Type: House Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** Year ending March 2025: \$1,160,000

Comparable Properties



7 Clubhouse Dr POINT LONSDALE 3225 (REI)







Price: \$1,800,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx **Agent Comments**



16 Bailey St POINT LONSDALE 3225 (REI/VG)

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Agent Comments

Price: \$1,925,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 601 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,775,000





Method: Private Sale Date: 25/09/2024 Property Type: House Land Size: 450 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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