

# 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

8 Ironbark Street, 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	59 Chiton Way POINT LONSDALE 3225	\$1,150,000	27/11/2024
2	8 Wirilda Way POINT LONSDALE 3225	\$1,100,000	26/08/2024
3	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024

**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:

28/02/2025 14:27



 4    2    2

**Property Type:** House  
**Land Size:** 419 sqm approx  
**Agent Comments**

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

## Comparable Properties



**59 Chiton Way POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** House  
**Land Size:** 504 sqm approx



**8 Wirilda Way POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** House  
**Land Size:** 419 sqm approx



**9 Ironbark St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx

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