Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	29 Saltbush Circuit, 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

Single price \$885,000

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

Aut	areas or comparable property	1 1100	Date of Sale
1	63 Chiton Way POINT LONSDALE 3225	\$905,000	29/01/2025
2	25 Limpet Cirt POINT LONSDALE 3225	\$885,000	18/11/2024
3	24 Point Blvd POINT LONSDALE 3225	\$840,000	30/10/2024

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:	07/04/2025 16:06



Date of sale







Property Type: House Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$885,000 **Median House Price** Year ending March 2025: \$1,160,000

Comparable Properties



63 Chiton Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

Price: \$905,000 Method: Private Sale Date: 29/01/2025 Property Type: House Land Size: 392 sqm approx

25 Limpet Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments

Price: \$885,000 Method: Private Sale Date: 18/11/2024 Property Type: House Land Size: 400 sqm approx



24 Point Blvd POINT LONSDALE 3225 (REI/VG)

Price: \$840,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 448 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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