

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

29 Lawrence Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$910,000

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	2 Marion St POINT LONSDALE 3225	\$1,050,000	08/02/2025
2	52 Jordan Rd POINT LONSDALE 3225	\$950,000	16/12/2024
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:

28/02/2025 11:09



Property Type: Hobby Farm < 20 ha
Land Size: 671 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$910,000
Median House Price
Year ending December 2024: \$1,155,000

Comparable Properties



2 Marion St POINT LONSDALE 3225 (REI)

[Agent Comments](#)



Price: \$1,050,000
Method: Private Sale
Date: 08/02/2025
Property Type: House
Land Size: 658 sqm approx



52 Jordan Rd POINT LONSDALE 3225 (REI)

[Agent Comments](#)



Price: \$950,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 362 sqm approx



19 Jennifer Cr POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)



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