

# 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

16 Alexander Crescent, 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 \$2,000,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 31/01/2024

to 30/01/2025

Source Property Data

### 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	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
2	32-34 Buckleys Rd POINT LONSDALE 3225	\$2,400,000	01/05/2024
3	42 Fellows Rd POINT LONSDALE 3225	\$1,515,000	08/04/2024

**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:

31/01/2025 09:35



**Property Type:** House  
**Land Size:** 683 sqm approx  
**Agent Comments**

## Comparable Properties



**16 Bailey St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**



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



**32-34 Buckleys Rd POINT LONSDALE 3225 (REI)**

**Agent Comments**



**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House  
**Land Size:** 1237 sqm approx



**42 Fellows Rd POINT LONSDALE 3225 (VG)**

**Agent Comments**



**Price:** \$1,515,000  
**Method:** Sale  
**Date:** 08/04/2024  
**Property Type:** Development Site (Res)  
**Land Size:** 1040 sqm approx