## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	1/15 Bowen 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

Single price \$1,525,000

### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		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	32 Jordan Rd POINT LONSDALE 3225	\$1,470,000	02/06/2025
2	19 Nelson Rd POINT LONSDALE 3225	\$1,410,000	12/03/2025
3	20 Williams Rd POINT LONSDALE 3225	\$1,450,000	23/08/2024

#### 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:	04/09/2025 09:49





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Indicative Selling Price \$1,525,000 Median House Price Year ending June 2025: \$1,200,000



Property Type: House

**Agent Comments** 

# Comparable Properties



32 Jordan Rd POINT LONSDALE 3225 (REI/VG)

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**Agent Comments** 

Price: \$1,470,000 Method: Private Sale Date: 02/06/2025 Property Type: House Land Size: 610 sqm approx



19 Nelson Rd POINT LONSDALE 3225 (REI)

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**Agent Comments** 

Price: \$1,410,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 664 sqm approx



20 Williams Rd POINT LONSDALE 3225 (REI/VG)

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Agent Comments

Price: \$1,450,000 Method: Private Sale Date: 23/08/2024

Property Type: House (Res) Land Size: 670 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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