

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

1/15 Bowen Road, Point Lonsdale Vic 3225

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

Property 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	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 comparable properties 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



Property Type: House

Agent Comments

Comparable Properties



32 Jordan Rd POINT LONSDALE 3225 (REI/VG)

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)

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)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 23/08/2024

Property Type: House (Res)

Land Size: 670 sqm approx