

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 Johnstone Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$845,000

&

\$895,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Point Lonsdale

Period - From

22/12/2024

to

21/12/2025

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	2/5 Waiora Ct POINT LONSDALE 3225	\$950,000	22/11/2025
2	2/130 Fellows Rd POINT LONSDALE 3225	\$898,000	10/11/2025
3	1/130 Fellows Rd POINT LONSDALE 3225	\$855,000	29/10/2025

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:

22/12/2025 11:21



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$845,000 - \$895,000

Median Unit Price

22/12/2024 - 21/12/2025: \$1,180,000

Comparable Properties



2/5 Waiora Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 652 sqm approx



2/130 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$898,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 387 sqm approx



1/130 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 389 sqm approx