

# 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 and  
postcode

1/19 Pico Avenue, Point Lonsdale VIC 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,275,000

&

\$1,400,000

### Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Point Lonsdale

Period - From

19/04/2024

to

16/04/2025

Source

price\_finder

### 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
34 Hollywood Boulevard Point Lonsdale VIC	\$1,250,000	25/09/2024
2 Pelham Court Point Lonsdale VIC	\$1,400,000	02/10/2024
14 California Boulevard Point Lonsdale VIC	\$1,335,000	22/05/2024

This Statement of Information was prepared on:

17/04/2025