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 | 1/91 Fellows 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

| Range between \$880,000 & \$968,000 | Range between | \$880,000 | & | \$968,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$1,269,000 | Pro | perty Type | House | | Suburb | Point Lonsdale |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | 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 | 2/130 Fellows Rd POINT LONSDALE 3225 | \$898,000 | 10/11/2025 |
| 2 | 1/36 Jordan Rd POINT LONSDALE 3225 | \$985,000 | 25/06/2025 |
| 3 | 52 Jordan Rd POINT LONSDALE 3225 | \$950,000 | 16/12/2024 |

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: | 20/11/2025 11:40 |
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Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$880,000 - \$968,000 **Median House Price** September quarter 2025: \$1,269,000



Property Type: Unit Land Size: 251 sqm approx

Agent Comments

Comparable Properties



2/130 Fellows Rd POINT LONSDALE 3225 (REI)

Price: \$898,000 Method: Private Sale Date: 10/11/2025 Property Type: House Land Size: 387 sqm approx **Agent Comments**



1/36 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

Price: \$985,000 Method: Private Sale Date: 25/06/2025 Property Type: House Land Size: 506 sqm approx









Price: \$950,000 Method: Private Sale Date: 16/12/2024 Property Type: House

Land Size: 362 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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