

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

13 Old Geelong Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$835,000 & \$918,500

Median sale price

Median price \$1,302,500 Property Type House Suburb Point Lonsdale

Period - From 01/10/2025 to 31/12/2025 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	7 Robertson Ct POINT LONSDALE 3225	\$830,000	23/10/2025
2	29 Lawrence Rd POINT LONSDALE 3225	\$830,000	16/10/2025
3	24 Santa Monica Blvd POINT LONSDALE 3225	\$890,000	19/12/2024

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:

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Indicative Selling Price

\$835,000 - \$918,500

Median House Price

December quarter 2025: \$1,302,500



 3  2  4

Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



7 Robertson Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  1  2

Price: \$830,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size: 694 sqm approx



29 Lawrence Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 2  1  1

Price: \$830,000

Method: Private Sale

Date: 16/10/2025

Property Type: House

Land Size: 674 sqm approx



24 Santa Monica Blvd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  1

Price: \$890,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 837 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100