Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16 Wirilda Way, 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

Single price \$1,500,000

Median sale price

Median price \$1,160,000	Property Type H	ouse	Suburb	Point Lonsdale
Period - From 01/10/2024	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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	6 Fulmar Gr POINT LONSDALE 3225	\$1,450,000	23/03/2025
2	36 Saltbush Cirt POINT LONSDALE 3225	\$1,600,000	26/09/2024
3			

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 eighteen months.

This Statement of Information was prepared on:	05/11/2025 10:33



Date of sale