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	
.cca, aa postcoac	

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000	Range between	\$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,160,000	Pro	perty Type	House		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 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	8 Baillieu St POINT LONSDALE 3225	\$1,950,000	16/10/2025
2	16 Alexander Cr POINT LONSDALE 3225	\$1,710,000	13/05/2025
3	5 Deakin St POINT LONSDALE 3225	\$1,625,000	11/04/2025

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:	14/11/2025 16:31









Property Type:

Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** Year ending September 2025: \$1,160,000

Comparable Properties



8 Baillieu St POINT LONSDALE 3225 (REI)

Price: \$1,950,000 Method: Private Sale Date: 16/10/2025 Property Type: House Land Size: 648 sqm approx **Agent Comments**



16 Alexander Cr POINT LONSDALE 3225 (VG)

Agent Comments

Price: \$1,710,000 Method: Sale Date: 13/05/2025

Property Type: House (Res) Land Size: 683 sqm approx



5 Deakin St POINT LONSDALE 3225 (REI/VG)

Price: \$1,625,000 Method: Private Sale Date: 11/04/2025 Property Type: House

Land Size: 614 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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