

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

2/15 Hillcrest Drive, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$695,000 & \$755,000

Median sale price

Median price \$1,269,000 Property 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	Price	Date of sale
1	14B Hillcrest Dr POINT LONSDALE 3225	\$800,000	18/07/2025
2	28 Ward Rd QUEENSCLIFF 3225	\$720,000	01/04/2025
3	3/231a Point Lonsdale Rd POINT LONSDALE 3225	\$630,000	28/03/2025

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:

10/11/2025 14:52



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Indicative Selling Price

\$695,000 - \$755,000

Median House Price

September quarter 2025: \$1,269,000



2 1 2

Property Type: House
Land Size: 439 sqm approx
Agent Comments

Comparable Properties

14B Hillcrest Dr POINT LONSDALE 3225 (VG)

Agent Comments

4 - -

Price: \$800,000
Method: Sale
Date: 18/07/2025
Property Type: House (Res)
Land Size: 498 sqm approx



28 Ward Rd QUEENSCLIFF 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$720,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 614 sqm approx



3/231a Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$630,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 243 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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