

# 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 Laker Drive, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,195,000

### Median sale price

Median price \$1,160,000

Property Type House

Suburb Point Lonsdale

Period - From 01/04/2024

to 31/03/2025

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	149B Fellows Rd POINT LONSDALE 3225	\$1,300,000	19/03/2025
2	8 Golightly St POINT LONSDALE 3225	\$1,215,000	13/01/2025
3	1/206 Point Lonsdale Rd POINT LONSDALE 3225	\$1,000,000	11/11/2024

**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:

04/07/2025 12:54



 2  2  2

**Property Type:** House  
**Land Size:** 403 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,195,000  
**Median House Price**  
Year ending March 2025: \$1,160,000

## Comparable Properties



**149B Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 19/03/2025  
**Property Type:** House  
**Land Size:** 418 sqm approx



**8 Golightly St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 13/01/2025  
**Property Type:** House  
**Land Size:** 532 sqm approx



**1/206 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 380 sqm approx

**Account - Kerleys Coastal RE** | P: 03 52584100