Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,100,000

Property offered for sale

2/19 Simpson Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$2,150,000	&	\$2,250,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

43 Point Lonsdale Rd POINT LONSDALE 3225

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.

Add	lress of comparable property	Price	Date of sale
1	4 Albert St POINT LONSDALE 3225	\$2,200,000	10/04/2025
2	32 Phelan St POINT LONSDALE 3225	\$2,418,000	24/01/2025

OR

3

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:	11/09/2025 14:37



18/09/2024



Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$2,150,000 - \$2,250,000 **Median House Price** Year ending June 2025: \$1,200,000



Property Type: House **Agent Comments**

Comparable Properties



4 Albert St POINT LONSDALE 3225 (REI)

Price: \$2,200,000 Method: Private Sale Date: 10/04/2025 Property Type: House Land Size: 623 sqm approx

Agent Comments



32 Phelan St POINT LONSDALE 3225 (REI)



Agent Comments

Price: \$2,418,000 Method: Private Sale Date: 24/01/2025 Property Type: House Land Size: 649 sqm approx





Agent Comments



Price: \$2,100,000 Method: Private Sale Date: 18/09/2024 Property Type: House Land Size: 550 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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