

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 Bedggood Avenue, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	26 Jordan Rd POINT LONSDALE 3225	\$1,396,000	11/11/2025
2	64 Fellows Rd POINT LONSDALE 3225	\$1,200,000	07/07/2025
3	1/36 Jordan Rd POINT LONSDALE 3225	\$985,000	25/06/2025

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:

09/12/2025 10:24

2 Bedggood Avenue, Point Lonsdale Vic 3225



Damian Cayzer
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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2025: \$1,269,000



3 1

Property Type: Residential

Land Size: 470 sqm approx

Agent Comments

Comparable Properties



26 Jordan Rd POINT LONSDALE 3225 (REI)

Agent Comments

3 2 4

Price: \$1,396,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 786 sqm approx



64 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 586 sqm approx



1/36 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$985,000

Method: Private Sale

Date: 25/06/2025

Property Type: House

Land Size: 506 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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