

# 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

20 Amphora Way, Point Lonsdale Vic 3225

### Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,160,000

Property 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        | Price       | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 46 Saltbush Cirt POINT LONSDALE 3225  | \$1,235,000 | 16/10/2025   |
| 2 | 22-24 Wirilda Way POINT LONSDALE 3225 | \$1,100,000 | 08/09/2025   |
| 3 | 37 Saltbush Cirt POINT LONSDALE 3225  | \$1,160,000 | 01/08/2025   |

**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:

05/01/2026 16:34



 4  2  2

**Property Type:** House  
**Land Size:** 448 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending September 2025: \$1,160,000

## Comparable Properties



**46 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House  
**Land Size:** 512 sqm approx



**22-24 Wirilda Way POINT LONSDALE 3225 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House  
**Land Size:** 474 sqm approx



**37 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 01/08/2025  
**Property Type:** House  
**Land Size:** 448 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100