

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 Ocean Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$2,350,000

&

\$2,535,000

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	2/19 Simpson St POINT LONSDALE 3225	\$2,015,000	16/10/2025
2	35 Simpson St POINT LONSDALE 3225	\$2,400,000	01/09/2025
3	4 Albert St POINT LONSDALE 3225	\$2,200,000	10/04/2025

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:

21/11/2025 16:50



Property Type: House

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



2/19 Simpson St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$2,015,000

Method: Private Sale

Date: 16/10/2025

Property Type: House



35 Simpson St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 795 sqm approx



4 Albert St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 10/04/2025

Property Type: House

Land Size: 623 sqm approx