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

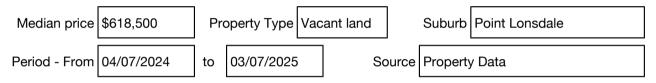
26 Peterho Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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Single price \$745,000

Median sale price



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	28 Halcyon St POINT LONSDALE 3225	\$617,000	19/05/2025
2	13-15 Murex St POINT LONSDALE 3225	\$620,000	23/04/2025
3	40-44 Saltbush Cirt POINT LONSDALE 3225	\$608,000	01/10/2024

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 12:20









Property Type: Land Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$745,000 Median Land Price 04/07/2024 - 03/07/2025: \$618,500

Comparable Properties

	28 Halcyon St POINT LONSDALE 3225 (REI) — • • • • • • • • • • • • • • • • • • •	Agent Comments
Pitran ()	13-15 Murex St POINT LONSDALE 3225 (REI) 	Agent Comments
	40-44 Saltbush Cirt POINT LONSDALE 3225 (REI) 	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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