

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

28 Halcyon Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 27/03/2024

to 26/03/2025

Source Property Data

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	1/81 Nelson Rd QUEENSCLIFF 3225	\$650,000	01/10/2024
2	79 Coquina Dr POINT LONSDALE 3225	\$720,000	12/09/2024
3	101 Coquina Dr POINT LONSDALE 3225	\$650,000	21/04/2024

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.~~

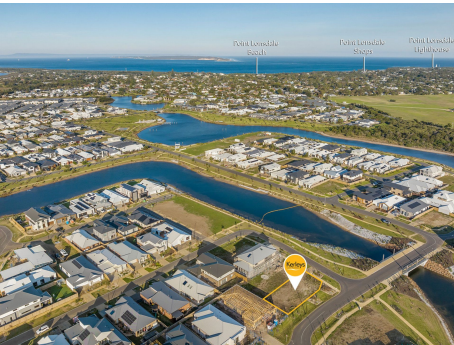
This Statement of Information was prepared on:

27/03/2025 12:15

Nelson Ferrier
03 5258 4100
0488 584 100
nferrier@kerleys.com.au

Indicative Selling Price
\$649,000

Median House Price
27/03/2024 - 26/03/2025: \$1,200,000



Property Type: Land
Land Size: 501 sqm approx
Agent Comments

Comparable Properties

1/81 Nelson Rd QUEENSCLIFF 3225 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 01/10/2024
Property Type: Land
Land Size: 539 sqm approx



79 Coquina Dr POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 12/09/2024
Property Type: Land
Land Size: 576 sqm approx

101 Coquina Dr POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 21/04/2024
Property Type: Land
Land Size: 414 sqm approx