

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

29 Lawrence Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$869,500

Median sale price

Median price

\$1,160,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/04/2024

to

31/03/2025

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 | 8 Ethel Ct POINT LONSDALE 3225 | \$782,500 | 22/03/2025 |
| 2 | 9 Downton Cr POINT LONSDALE 3225 | \$935,000 | 12/06/2024 |
| 3 | 20 Grimes Rd POINT LONSDALE 3225 | \$860,000 | 14/05/2024 |

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:

22/04/2025 13:09



 2  1  1

Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$869,500
Median House Price
Year ending March 2025: \$1,160,000

Comparable Properties



8 Ethel Ct POINT LONSDALE 3225 (REI)

Agent Comments

 3  1  2

Price: \$782,500
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 658 sqm approx



9 Downton Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$935,000
Method: Private Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx



20 Grimes Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$860,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 648 sqm approx