Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
-----------------	---------	----------

	3 Lawrence Road, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,160,000	Pro	pperty Type Ho	use	Sub	urb Point Lonsdale
Period - From 01/10/2024	to	30/09/2025	Sou	rce REI\	/

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

Address of comparable property		Price	Date of sale
1	1/36 Jordan Rd POINT LONSDALE 3225	\$985,000	25/06/2025
2	123 Fellows Rd POINT LONSDALE 3225	\$950,000	20/06/2025
3	52 Jordan Rd POINT LONSDALE 3225	\$950,000	16/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/11/2025 10:19









Property Type:

Land Size: 634 sqm approx

Agent Comments

Indicative Selling Price \$950,000 **Median House Price** Year ending September 2025: \$1,160,000

Comparable Properties



1/36 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Price: \$985,000 Method: Private Sale Date: 25/06/2025 Property Type: House

Land Size: 506 sqm approx

Agent Comments



123 Fellows Rd POINT LONSDALE 3225 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 20/06/2025 Property Type: House Land Size: 836 sqm approx Agent Comments



52 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Price: \$950,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 362 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.