

# 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

3 New Court, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,775,000

&

\$1,895,000

### Median sale price

Median price \$1,302,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2025

to 31/12/2025

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	5 Elizabeth St POINT LONSDALE 3225	\$2,400,000	24/10/2025
2	8 Baillieu St POINT LONSDALE 3225	\$1,950,000	16/10/2025
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:

17/03/2026 10:33



**Rooms:** 2

**Property Type:** House

**Land Size:** 659 sqm approx

Agent Comments

## Comparable Properties



**5 Elizabeth St POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** House

**Land Size:** 620 sqm approx



**8 Baillieu St POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House

**Land Size:** 648 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