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 New Court, Point Lonsdale Vic 3225
3

Indicative selling price

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

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	09/12/2024	to	08/12/2025		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	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	22 Lockington Cr POINT LONSDALE 3225	\$1,585,000	31/07/2025

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:	09/12/2025 13:09





Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,900,000 - \$2,090,000 **Median House Price** 09/12/2024 - 08/12/2025: \$1,200,000





Property Type: Residential Land Size: 660 sqm approx **Agent Comments**

Comparable Properties



5 Elizabeth St POINT LONSDALE 3225 (REI)



Price: \$2,400,000 Method: Private Sale Date: 24/10/2025 Property Type: House

Land Size: 620 sqm approx

Agent Comments



8 Baillieu St POINT LONSDALE 3225 (REI)





Agent Comments

Price: \$1,950,000 Method: Private Sale Date: 16/10/2025 Property Type: House Land Size: 648 sqm approx



22 Lockington Cr POINT LONSDALE 3225 (REI/VG)







Price: \$1,585,000 Method: Private Sale Date: 31/07/2025 Property Type: House Land Size: 830 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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