

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 Patching Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$2,200,000

&

\$2,250,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/07/2024

to

30/06/2025

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	32 Phelan St POINT LONSDALE 3225	\$2,418,000	24/01/2025
2	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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:

29/08/2025 09:00

3 Patching Street, Point Lonsdale Vic 3225



Damian Cayzer
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Indicative Selling Price

\$2,200,000 - \$2,250,000

Median House Price

Year ending June 2025: \$1,200,000



4 2 2

Property Type: House (Res)

Land Size: 526 sqm approx

Agent Comments

Comparable Properties



32 Phelan St POINT LONSDALE 3225 (REI)

Agent Comments

4 2 2

Price: \$2,418,000

Method: Private Sale

Date: 24/01/2025

Property Type: House

Land Size: 649 sqm approx



7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 483 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 1

Price: \$1,775,000

Method: Private Sale

Date: 25/09/2024

Property Type: House

Land Size: 450 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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