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	32a & 32b Kirk 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 \$2,600,000

Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	35 Simpson St POINT LONSDALE 3225	\$2,400,000	01/09/2025
2	10 Albert St POINT LONSDALE 3225	\$2,500,000	06/03/2025
3	6 Kiora St POINT LONSDALE 3225	\$2,550,000	21/10/2024

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:	17/11/2025 16:26













Property Type:

Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 **Median House Price**

Year ending September 2025: \$1,160,000

Comparable Properties



35 Simpson St POINT LONSDALE 3225 (REI/VG)





Agent Comments

Price: \$2,400,000 Method: Private Sale Date: 01/09/2025 Property Type: House

Land Size: 795 sqm approx



10 Albert St POINT LONSDALE 3225 (REI/VG)







Agent Comments

Price: \$2,500,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 610 sqm approx



6 Kiora St POINT LONSDALE 3225 (VG)



Agent Comments

Price: \$2,550,000 Method: Sale Date: 21/10/2024

Property Type: House (Res) Land Size: 563 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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