

# 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

32a & 32b Kirk Road, Point Lonsdale Vic 3225

### Indicative selling price

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

Single price \$2,600,000

### Median sale price

Median price \$1,160,000

Property 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    | 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/11/2025 16:26



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**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**

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**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**

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**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**

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**Price:** \$2,550,000  
**Method:** Sale  
**Date:** 21/10/2024  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx