

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

35 Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,495,000

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 Jordan Rd POINT LONSDALE 3225	\$1,470,000	02/06/2025
2	5 Deakin St POINT LONSDALE 3225	\$1,625,000	11/04/2025
3	122 Glaneuse Rd POINT LONSDALE 3225	\$1,400,000	01/01/2025

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:

14/07/2025 16:37



 3  2 

Property Type:
Land Size: 346 sqm approx
Agent Comments

Indicative Selling Price
\$1,495,000
Median House Price
Year ending June 2025: \$1,200,000

Comparable Properties



32 Jordan Rd POINT LONSDALE 3225 (REI)

Agent Comments

 5  3  2

Price: \$1,470,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 610 sqm approx



5 Deakin St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,625,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 614 sqm approx



122 Glaneuse Rd POINT LONSDALE 3225 (VG)

Agent Comments

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Price: \$1,400,000
Method: Sale
Date: 01/01/2025
Property Type: House (Res)
Land Size: 533 sqm approx