Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 36 Cowry Way, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$895,000		&		\$970,000					
Median sale price										
Median price	\$1,160,000	Pro	Property Type		House		Suburb	Point Lonsdale		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	123 Fellows Rd POINT LONSDALE 3225	\$950,000	20/06/2025
2	29 Saltbush Cirt POINT LONSDALE 3225	\$850,000	22/04/2025
3	1 Lakeland Ct POINT LONSDALE 3225	\$900,000	30/01/2025

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:

05/07/2025 08:41









Property Type: House Land Size: 336 sqm approx Agent Comments Indicative Selling Price \$895,000 - \$970,000 Median House Price Year ending March 2025: \$1,160,000

Comparable Properties

123 Fellows Rd POINT LONSDALE 3225 (REI) 124 Fellows Rd POINT LONSDALE 3225 (REI) Price: \$950,000 Method: Private Sale Date: 20/06/2025 Property Type: House Land Size: 836 sqm approx	Agent Comments
29 Saltbush Cirt POINT LONSDALE 3225 (REI) 3 2 2 2 Price: \$850,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 400 sqm approx	Agent Comments
1 Lakeland Ct POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$900,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 664 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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