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 | 37 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

| Range between \$1,575,000 | & | \$1,732,500 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

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 | 22 Lockington Cr POINT LONSDALE 3225 | \$1,585,000 | 31/07/2025 |
| 2 | 23 Fellows Rd POINT LONSDALE 3225 | \$1,520,000 | 28/07/2025 |
| 3 | 5 Deakin St POINT LONSDALE 3225 | \$1,625,000 | 11/04/2025 |

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: | 27/10/2025 14:42 |
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Property Type:

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price \$1,575,000 - \$1,732,500 **Median House Price** Year ending September 2025: \$1,160,000

Comparable Properties



22 Lockington Cr POINT LONSDALE 3225 (REI)

Price: \$1,585,000 Method: Private Sale Date: 31/07/2025 Property Type: House

Land Size: 830 sqm approx

Agent Comments



23 Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments

Price: \$1,520,000 Method: Private Sale Date: 28/07/2025 Property Type: House Land Size: 676 sqm approx



5 Deakin St POINT LONSDALE 3225 (REI/VG)

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

Account - Kerleys Coastal RE | P: 03 52584100





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