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 37 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,575,000		&		\$1,732,500			
Median sale price								
Median price	\$1,160,000	Pro	Property Type Hous		se		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	5 Deakin St POINT LONSDALE 3225	\$1,625,000	11/04/2025
2	11 Patching St POINT LONSDALE 3225	\$1,400,000	31/01/2025
3	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024

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.

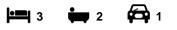
This Statement of Information was prepared on:

23/06/2025 16:40









Property Type: House Land Size: 623 sqm approx Agent Comments Indicative Selling Price \$1,575,000 - \$1,732,500 Median House Price Year ending March 2025: \$1,160,000

Comparable Properties

5 Deakin St POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$1,625,000 Method: Private Sale Date: 11/04/2025 Property Type: House Land Size: 614 sqm approx	Agent Comments
11 Patching St POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 527 sqm approx	Agent Comments
7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG) 4 3 2 Price: \$1,800,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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