#### 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 Lawrence 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

#### Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/04/2024	to	31/03/2025		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	132 Fellows Rd POINT LONSDALE 3225	\$1,050,000	05/03/2025
2	52 Jordan Rd POINT LONSDALE 3225	\$950,000	16/12/2024
3	19 Jennifer Cr POINT LONSDALE 3225	\$1,100,000	04/09/2024

#### 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:	27/06/2025 16:42













Property Type: House Land Size: 350 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$975,000 - \$1,072,500 **Median House Price** Year ending March 2025: \$1,160,000

## Comparable Properties



132 Fellows Rd POINT LONSDALE 3225 (REI/VG)







**Agent Comments** 

Price: \$1,050,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 802 sqm approx

52 Jordan Rd POINT LONSDALE 3225 (REI/VG)







**Agent Comments** 

Price: \$950,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 362 sqm approx



19 Jennifer Cr POINT LONSDALE 3225 (REI/VG)

Price: \$1,100,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 712 sqm approx





**Agent Comments** 

Account - Kerleys Coastal RE | P: 03 52584100





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