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 | 4 Shearwater Grove, 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 \$545,000 & \$585,000 | Range between | \$545,000 | & | \$585,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$620,000 | Pro | perty Type | Vacant | t land | | Suburb | Point Lonsdale |
|---------------|------------|-----|------------|--------|--------|------|----------|-------------------|
| Period - From | 14/07/2024 | to | 13/07/2025 | | Sou | urce | Property | [,] Data |

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 | 28 Halcyon St POINT LONSDALE 3225 | \$617,000 | 19/05/2025 |
| 2 | 39 Coquina Dr POINT LONSDALE 3225 | \$540,000 | 14/04/2025 |
| 3 | 34 Moonah Cirt POINT LONSDALE 3225 | \$525,000 | 28/02/2025 |

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: | 14/07/2025 15:12 |
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Property Type: Land Land Size: 473 sqm approx

Agent Comments

Indicative Selling Price \$545,000 - \$585,000 **Median Land Price** 14/07/2024 - 13/07/2025: \$620,000

Comparable Properties



28 Halcyon St POINT LONSDALE 3225 (REI/VG)







Price: \$617,000 Method: Private Sale Date: 19/05/2025 Property Type: Land

Land Size: 501 sqm approx

Agent Comments



39 Coquina Dr POINT LONSDALE 3225 (REI/VG)









Price: \$540,000 Method: Private Sale Date: 14/04/2025 Property Type: Land

Land Size: 448 sqm approx

Agent Comments

34 Moonah Cirt POINT LONSDALE 3225 (VG)









Price: \$525,000 Method: Sale Date: 28/02/2025

Property Type: Land Land Size: 507 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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