

# 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  
Including suburb or  
locality and postcode

4 Shearwater Grove, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$545,000

&

\$585,000

### Median sale price

Median price

\$620,000

Property Type

Vacant land

Suburb

Point Lonsdale

Period - From

14/07/2024

to

13/07/2025

Source

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	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 comparable properties 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)**

**Agent Comments**

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**Price:** \$617,000  
**Method:** Private Sale  
**Date:** 19/05/2025  
**Property Type:** Land  
**Land Size:** 501 sqm approx



**39 Coquina Dr POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

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**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** Land  
**Land Size:** 448 sqm approx

**34 Moonah Cirt POINT LONSDALE 3225 (VG)**

**Agent Comments**

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**Price:** \$525,000  
**Method:** Sale  
**Date:** 28/02/2025  
**Property Type:** Land  
**Land Size:** 507 sqm approx

**Account** - Kerleys Coastal RE | P: 03 52584100