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									
Range betweer	n \$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		So	ource	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.

Ad	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 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









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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.