

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 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



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



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



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



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