

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

40 Grimes Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,050,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 09/12/2024

to 08/12/2025

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	59 Nelson Rd QUEENSCLIFF 3225	\$1,000,000	13/10/2025
2	23 Waterview CI QUEENSCLIFF 3225	\$1,150,000	07/10/2025
3	229 Fellows Rd POINT LONSDALE 3225	\$1,345,000	02/09/2025

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:

09/12/2025 13:35



 3  2  2

Property Type: Residential

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



59 Nelson Rd QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 13/10/2025

Property Type: House

Land Size: 650 sqm approx



23 Waterview CI QUEENSCLIFF 3225 (VG)

Agent Comments

 3  -  -

Price: \$1,150,000

Method: Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 788 sqm approx



229 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,345,000

Method: Private Sale

Date: 02/09/2025

Property Type: House

Land Size: 453 sqm approx