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	5 Casablanca Street, 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 \$1,025,000	&	\$1,127,500
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Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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 34 Limpet Cirt POINT LONSDALE 3225 \$1.100.000 24/09/2025

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2	4 Wirilda Way POINT LONSDALE 3225	\$1,200,000	24/04/2025
3	9 Casablanca St POINT LONSDALE 3225	\$1,075,000	23/04/2025

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:	01/12/2025 10:38





Indicative Selling Price \$1,025,000 - \$1,127,500





Property Type: House Land Size: 399 sqm approx

Median House Price Year ending September 2025: \$1,160,000

Agent Comments

Comparable Properties



34 Limpet Cirt POINT LONSDALE 3225 (REI)

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 24/09/2025 Property Type: House Land Size: 480 sqm approx



4 Wirilda Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 420 sqm approx



9 Casablanca St POINT LONSDALE 3225 (REI)

Price: \$1,075,000 Method: Private Sale Date: 23/04/2025

Property Type: House Land Size: 448 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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