Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,150,000

Property offered for sale

Address	5 Ironbark 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 \$1,095,000	&	\$1,195,000
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Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

59 Chiton Way POINT LONSDALE 3225

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	4 Wirilda Way POINT LONSDALE 3225	\$1,200,000	24/04/2025
2	16 Shearwater Gr POINT LONSDALE 3225	\$1,110,000	28/02/2025

OR

3

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:	30/06/2025 15:28



27/11/2024











Property Type: House Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price \$1,095,000 - \$1,195,000 **Median House Price** Year ending March 2025: \$1,160,000

Comparable Properties



4 Wirilda Way POINT LONSDALE 3225 (REI)

Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 24/04/2025 Property Type: House

Land Size: 420 sqm approx



16 Shearwater Gr POINT LONSDALE 3225 (REI/VG)



Agent Comments

Price: \$1,110,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 448 sqm approx



59 Chiton Way POINT LONSDALE 3225 (REI/VG)



Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 504 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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