

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

50 Winterley Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,269,000 Property Type House Suburb Point Lonsdale

Period - From 01/07/2025 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	23 Fellows Rd POINT LONSDALE 3225	\$1,520,000	28/07/2025
2	16 Alexander Cr POINT LONSDALE 3225	\$1,710,000	13/05/2025
3	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024

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:

10/12/2025 10:15

50 Winterley Road, Point Lonsdale Vic 3225



Damian Cayzer
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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

September quarter 2025: \$1,269,000



3 1 2

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



23 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

5 2 2

Price: \$1,520,000

Method: Private Sale

Date: 28/07/2025

Property Type: House

Land Size: 676 sqm approx



16 Alexander Cr POINT LONSDALE 3225 (VG)

Agent Comments

4 - -

Price: \$1,710,000

Method: Sale

Date: 13/05/2025

Property Type: House (Res)

Land Size: 683 sqm approx



16 Bailey St POINT LONSDALE 3225 (REI/VG)

Agent Comments

2 1 2

Price: \$1,925,000

Method: Private Sale

Date: 26/09/2024

Property Type: House

Land Size: 601 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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