

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 7 Girvan Grove, 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 \$2,850,000 & \$3,135,000

Median sale price

Median price \$1,211,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2025 to 31/12/2025 Source REIV

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

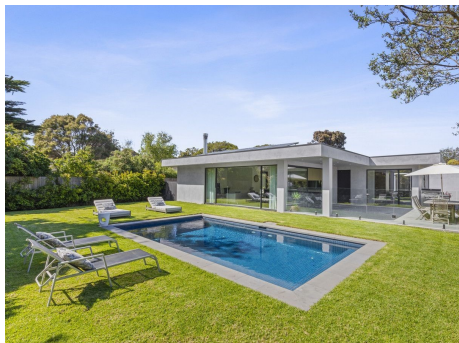
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Elizabeth St POINT LONSDALE 3225	\$2,400,000	24/10/2025
2	35 Simpson St POINT LONSDALE 3225	\$2,400,000	01/09/2025
3	8 Winterley Rd POINT LONSDALE 3225	\$3,900,000	27/06/2025

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: 02/02/2026 16:51



 4
  2
  2

Property Type: House
Land Size: 885 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,850,000 - \$3,135,000
Median House Price
 Year ending December 2025: \$1,211,000

Comparable Properties



5 Elizabeth St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4
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  1

Price: \$2,400,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 620 sqm approx



35 Simpson St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$2,400,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 795 sqm approx



8 Winterley Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$3,900,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 690 sqm approx

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