## 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 Robertson Court, 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	\$875,000	&	\$925,000
nange between	\$675,000	α	φ925,000

### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025	;	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

Add	dress of comparable property	Price	Date of sale
1	9 Downton Cr POINT LONSDALE 3225	\$935,000	12/06/2024
2	20 Grimes Rd POINT LONSDALE 3225	\$860,000	14/05/2024
3	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/08/2025 14:59





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**Indicative Selling Price** \$875,000 - \$925,000 **Median House Price** Year ending June 2025: \$1,200,000



Property Type: House Land Size: 694 sqm approx

**Agent Comments** 

# Comparable Properties



9 Downton Cr POINT LONSDALE 3225 (REI/VG)

Price: \$935,000

Method: Private Sale Date: 12/06/2024 Property Type: House (Res)

Land Size: 650 sqm approx



20 Grimes Rd POINT LONSDALE 3225 (REI/VG)



Price: \$860,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 648 sqm approx

3 Lakeland Ct POINT LONSDALE 3225 (REI/VG)

Price: \$935,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 665 sqm approx **Agent Comments** 

**Agent Comments** 

Agent Comments



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