

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

7 Warwick Hill Drive, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,302,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2025

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	9 Arkins St POINT LONSDALE 3225	\$1,350,000	26/09/2025
2	64 Fellows Rd POINT LONSDALE 3225	\$1,200,000	07/07/2025
3	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025

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:

02/04/2026 09:19



 3  1  2

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



9 Arkins St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,350,000

Method: Private Sale

Date: 26/09/2025

Property Type: House

Land Size: 492 sqm approx



64 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 586 sqm approx



12 California Blvd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 19/01/2025

Property Type: House

Land Size: 874 sqm approx