

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

76 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,725,000

&

\$1,795,000

Median sale price

Median price \$1,200,000

Property 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	Price	Date of sale
1	16 Alexander Cr POINT LONSDALE 3225	\$1,710,000	13/05/2025
2	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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:

15/09/2025 16:09



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Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
 \$1,725,000 - \$1,795,000
Median House Price
 Year ending June 2025: \$1,200,000

Comparable Properties



16 Alexander Cr POINT LONSDALE 3225 (VG)

Agent Comments

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Price: \$1,710,000
Method: Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 683 sqm approx



7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments

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Price: \$1,800,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 483 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

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Price: \$1,775,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 450 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100