## 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	8 Ironbark Street, 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 \$1,085,000	&	\$1,185,000
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### Median sale price

Median price	\$1,160,000	Pro	perty Type H	ouse		Suburb	Point Lonsdale
Period - From	01/04/2024	to	31/03/2025	S	ource	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 Casablanca St POINT LONSDALE 3225	\$1,075,000	23/04/2025
2	16 Shearwater Gr POINT LONSDALE 3225	\$1,110,000	28/02/2025
3	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024

#### 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:	07/05/2025 12:59









Property Type: House Land Size: 419 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,085,000 - \$1,185,000 **Median House Price** Year ending March 2025: \$1,160,000

# Comparable Properties



9 Casablanca St POINT LONSDALE 3225 (REI)

**Agent Comments** 

Price: \$1,075,000 Method: Private Sale Date: 23/04/2025 Property Type: House Land Size: 448 sqm approx



16 Shearwater Gr POINT LONSDALE 3225 (REI/VG)

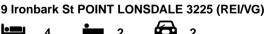


Agent Comments

Price: \$1,110,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 448 sqm approx







**Agent Comments** 

Price: \$1,160,000 Method: Private Sale Date: 14/03/2024

Property Type: House (Res) Land Size: 392 sqm approx

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