

# 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

8 Sara Street, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,325,000

&

\$1,457,500

### 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	2 Pelham Ct POINT LONSDALE 3225	\$1,400,000	02/10/2024
2	14 California Blvd POINT LONSDALE 3225	\$1,335,000	22/05/2024
3	1 Beach CI POINT LONSDALE 3225	\$1,300,000	03/04/2024

**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:

04/09/2025 11:00

8 Sara Street, Point Lonsdale Vic 3225



Damian Cayzer  
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0416 035 000

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**Indicative Selling Price**

\$1,325,000 - \$1,457,500

**Median House Price**

Year ending June 2025: \$1,200,000



3 2.5 3

**Property Type:** Land

**Land Size:** 770 sqm approx

**Agent Comments**

## Comparable Properties



**2 Pelham Ct POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 02/10/2024

**Property Type:** House

**Land Size:** 744 sqm approx



**14 California Blvd POINT LONSDALE 3225 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,335,000

**Method:** Sale

**Date:** 22/05/2024

**Property Type:** House (Res)

**Land Size:** 885 sqm approx



**1 Beach Cl POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** House (Res)

**Land Size:** 528 sqm approx

**Account - Kerleys Coastal RE** | P: 03 52584100



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