

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 9 Aguna 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 \$1,075,000 & \$1,175,000

Median sale price

Median price \$1,211,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2025 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	34 Limpet Cirt POINT LONSDALE 3225	\$1,100,000	24/09/2025
2	22-24 Wirilda Way POINT LONSDALE 3225	\$1,100,000	08/09/2025
3	8 Tellin La POINT LONSDALE 3225	\$1,180,000	05/08/2025

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: 04/03/2026 12:18



 3  2  2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,175,000
Median House Price
Year ending December 2025: \$1,211,000

Comparable Properties



34 Limpet Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 480 sqm approx



22-24 Wirilda Way POINT LONSDALE 3225 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 474 sqm approx



8 Tellin La POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Private Sale
Date: 05/08/2025
Property Type: Townhouse (Single)
Land Size: 225 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100