## 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

9 Aguna Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hous	se		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	66 Point Blvd POINT LONSDALE 3225	\$1,300,000	02/05/2025
2	4 Wirilda Way POINT LONSDALE 3225	\$1,200,000	24/04/2025
3	59 Chiton Way POINT LONSDALE 3225	\$1,150,000	27/11/2024

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:

14/07/2025 16:41



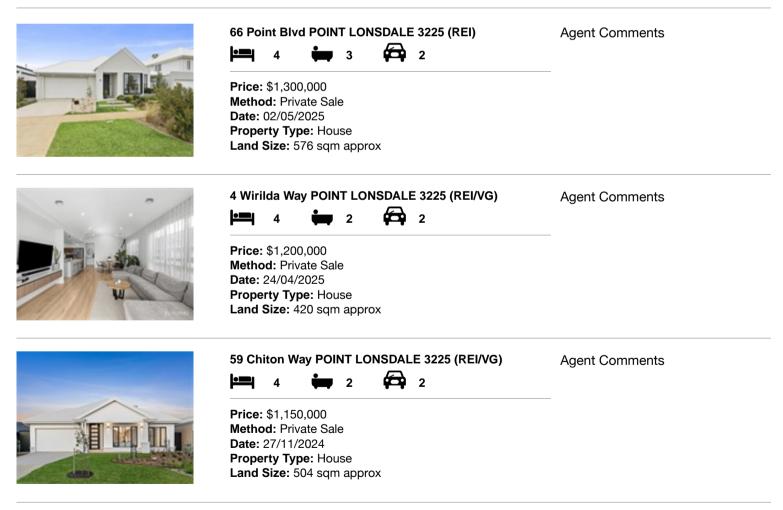






Property Type: House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price Year ending June 2025: \$1,200,000

# **Comparable Properties**



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



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