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 \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,160,000	Pro	perty Type H	louse		Suburb	Point Lonsdale
Period - From	01/10/2024	to	30/09/2025	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	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	4 Wirilda Way POINT LONSDALE 3225	\$1,200,000	24/04/2025

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.

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

Indicative Selling Price \$1,150,000 - \$1,200,000 **Median House Price** Year ending September 2025: \$1,160,000

Comparable Properties



34 Limpet Cirt POINT LONSDALE 3225 (REI)

Price: \$1,100,000 Method: Private Sale Date: 24/09/2025 Property Type: House

Land Size: 480 sqm approx

Agent Comments



22-24 Wirilda Way POINT LONSDALE 3225 (REI)





Agent Comments

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



4 Wirilda Way POINT LONSDALE 3225 (REI/VG)



Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 420 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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