

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 Arkins Street, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,350,000

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	5 Deakin St POINT LONSDALE 3225	\$1,625,000	11/04/2025
2	26 Lockington Cr POINT LONSDALE 3225	\$1,650,000	26/03/2025
3	8 Golightly St POINT LONSDALE 3225	\$1,215,000	13/01/2025

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:

17/09/2025 13:30



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Indicative Selling Price
\$1,350,000

Median House Price
Year ending June 2025: \$1,200,000



5 2 2

Property Type: House
Land Size: 492 sqm approx
Agent Comments

Comparable Properties



5 Deakin St POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 614 sqm approx

26 Lockington Cr POINT LONSDALE 3225 (VG)

Agent Comments

4 - -

Price: \$1,650,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 604 sqm approx



8 Golightly St POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$1,215,000
Method: Private Sale
Date: 13/01/2025
Property Type: House
Land Size: 532 sqm approx