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 Clubhouse Drive, 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 \$1,795,000 & \$1,974,500	Range between	\$1,795,000	&	\$1,974,500
---	---------------	-------------	---	-------------

Median sale price

Median price	\$1,200,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	16 Alexander Cr POINT LONSDALE 3225	\$1,710,000	13/05/2025
2	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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.

This Statement of Information was prepared on:	11/07/2025 15:46









Property Type: House **Land Size:** 506 sqm approx Agent Comments

Indicative Selling Price \$1,795,000 - \$1,974,500 Median House Price Year ending June 2025: \$1,200,000

Comparable Properties



16 Alexander Cr POINT LONSDALE 3225 (VG)

4





8

Price: \$1,710,000 Method: Sale Date: 13/05/2025

Property Type: House (Res) Land Size: 683 sqm approx **Agent Comments**



7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

•

4







2

Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

•=

3





1

Agent Comments

Price: \$1,775,000 Method: Private Sale Date: 25/09/2024 Property Type: House Land Size: 450 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.