Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address Lot 601 Chiton Way, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$850,000		&		\$875,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Ηοι	ise		Suburb	Point Lonsdale
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	28 Halcyon St POINT LONSDALE 3225	\$617,000	19/05/2025
2	79 Coquina Dr POINT LONSDALE 3225	\$720,000	12/09/2024
3	101 Coquina Dr POINT LONSDALE 3225	\$650,000	21/04/2024

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:

20/06/2025 13:37









Property Type: Land **Land Size:** 508 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$850,000 - \$875,000 Median House Price March quarter 2025: \$1,200,000

Comparable Properties

28 Halcyon St POINT LONSDALE 3225 (REI) Price: \$617,000 Method: Private Sale Date: 19/05/2025 Property Type: Land Land Size: 501 sqm approx	Agent Comments
79 Coquina Dr POINT LONSDALE 3225 (VG) Price: \$720,000 Method: Sale Date: 12/09/2024 Property Type: Land Land Size: 576 sqm approx	Agent Comments
101 Coquina Dr POINT LONSDALE 3225 (VG) Price: \$650,000 Method: Sale Date: 21/04/2024 Property Type: Land Land Size: 414 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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