

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

1/20 Hollywood Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,385,000

&

\$1,523,500

Median sale price

Median price \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2025

to

30/06/2026

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	183b Fellows Rd POINT LONSDALE 3225	\$1,250,000	19/03/2026
2	1/15 Bowen Rd POINT LONSDALE 3225	\$1,375,000	17/03/2026
3	61 Fellows Rd POINT LONSDALE 3225	\$1,460,000	04/03/2026

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:

07/07/2026 14:34



Rooms: 2
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,385,000 - \$1,523,500
Median House Price
Year ending June 2026: \$1,200,000

Comparable Properties



183b Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 19/03/2026
Property Type: House



1/15 Bowen Rd POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,375,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 322 sqm approx



61 Fellows Rd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,460,000
Method: Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 631 sqm approx

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