

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

35 Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,095,000

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	122 Glaneuse Rd POINT LONSDALE 3225	\$1,150,000	06/02/2026
2	135 Fellows Rd POINT LONSDALE 3225	\$1,000,000	17/01/2026
3	2/15 Laker Dr POINT LONSDALE 3225	\$1,060,000	30/10/2025

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:

04/09/2026 13:38



 3  2  1

Property Type: House
Land Size: 346 sqm approx
Agent Comments

Indicative Selling Price
\$1,095,000
Median House Price
Year ending June 2026: \$1,200,000

Comparable Properties



122 Glaneuse Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,150,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 534 sqm approx



135 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,000,000
Method: Private Sale
Date: 17/01/2026
Property Type: House
Land Size: 443 sqm approx



2/15 Laker Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,060,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 403 sqm approx