

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

3 Patching Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$1,160,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2024

to

30/09/2025

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	8 Baillieu St POINT LONSDALE 3225	\$1,950,000	16/10/2025
2	4 Albert St POINT LONSDALE 3225	\$2,200,000	10/04/2025
3	28 Golightly St POINT LONSDALE 3225	\$2,200,000	06/03/2025

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:

08/12/2025 09:35



 4  2  2

Property Type: House
Land Size: 526 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
Year ending September 2025: \$1,160,000

Comparable Properties



8 Baillieu St POINT LONSDALE 3225 (REI)

Agent Comments

 4  2  2

Price: \$1,950,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 648 sqm approx



4 Albert St POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  1

Price: \$2,200,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 623 sqm approx



28 Golightly St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,200,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 1025 sqm approx