

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 3 Patching Street, 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 \$1,950,000 & \$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



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)



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

[Agent Comments](#)



4 Albert St POINT LONSDALE 3225 (REI)



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

[Agent Comments](#)



28 Golightly St POINT LONSDALE 3225 (REI/VG)



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

[Agent Comments](#)

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