

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	20-22 Patching St POINT LONSDALE 3225	\$1,910,000	14/01/2026
2	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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:



Property Type: House

Land Size: 526 sqm approx

Agent Comments

Comparable Properties



20-22 Patching St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,910,000

Method: Private Sale

Date: 14/01/2026

Property Type: House (Res)

Land Size: 501 sqm approx



7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 483 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,775,000

Method: Private Sale

Date: 25/09/2024

Property Type: House

Land Size: 450 sqm approx