

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

7 Warwick Hill Drive, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$1,125,000

&

\$1,237,500

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	24 Lawrence Rd POINT LONSDALE 3225	\$1,125,000	26/02/2026
2	122 Glaneuse Rd POINT LONSDALE 3225	\$1,150,000	06/02/2026
3	8 Sara St POINT LONSDALE 3225	\$1,255,000	08/12/2025

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 13:44



 3  1  2

Property Type: House
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
 \$1,125,000 - \$1,237,500
Median House Price
 Year ending June 2026: \$1,200,000

Comparable Properties



24 Lawrence Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,125,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 746 sqm approx



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



8 Sara St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,255,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 770 sqm approx