

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

21 Winterley Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$2,300,000

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	5 Elizabeth St POINT LONSDALE 3225	\$2,400,000	24/10/2025
2	35 Simpson St POINT LONSDALE 3225	\$2,400,000	01/09/2025
3	4 Albert St POINT LONSDALE 3225	\$2,200,000	10/04/2025

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:

26/08/2026 10:27

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Indicative Selling Price

\$2,300,000

Median House Price

Year ending June 2026: \$1,200,000



Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



5 Elizabeth St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 24/10/2025

Property Type: House

Land Size: 620 sqm approx



35 Simpson St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 795 sqm approx



4 Albert St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 10/04/2025

Property Type: House

Land Size: 623 sqm approx