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	229 Fellows Road, 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	\$1,295,000	&	\$1,360,000
Range between	\$1,295,000	č.	\$1,360,000

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	66 Point Blvd POINT LONSDALE 3225	\$1,300,000	02/05/2025
2	6 Fulmar Gr POINT LONSDALE 3225	\$1,450,000	23/03/2025
3	149B Fellows Rd POINT LONSDALE 3225	\$1,300,000	19/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/07/2025 09:43













Property Type: House Land Size: 453 sqm approx

Agent Comments

Indicative Selling Price \$1,295,000 - \$1,360,000 **Median House Price** Year ending June 2025: \$1,200,000

Comparable Properties



66 Point Blvd POINT LONSDALE 3225 (REI)



Price: \$1,300,000 Method: Private Sale Date: 02/05/2025 Property Type: House

Land Size: 576 sqm approx

Agent Comments



6 Fulmar Gr POINT LONSDALE 3225 (REI/VG)

Price: \$1,450,000 Method: Private Sale Date: 23/03/2025 Property Type: House Land Size: 448 sqm approx







Agent Comments

149B Fellows Rd POINT LONSDALE 3225 (REI/VG)







Price: \$1,300,000 Method: Private Sale Date: 19/03/2025 Property Type: House Land Size: 418 sqm approx **Agent Comments**

Account - Fletchers | P: 03 5258 2833





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