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

1 Peterho Boulevard, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$770,000		&		\$840,000				
Median sale price									
Median price	\$1,160,000	Pro	Property Type Ho		House		Suburb	Point Lonsdale	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	24 Calcium Park Cr POINT LONSDALE 3225	\$840,000	11/02/2025
2	2 California Blvd POINT LONSDALE 3225	\$880,000	25/01/2025
3	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024

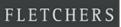
OR

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:

16/05/2025 14:31









Property Type: House Land Size: 339 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$840,000 Median House Price Year ending March 2025: \$1,160,000

Comparable Properties

24 Calcium Park Cr POINT LONSDALE 3225 (REI/VG) 3 2 2 Price: \$840,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 500 sqm approx	Agent Comments
2 California Blvd POINT LONSDALE 3225 (REI/VG) 3 2 2 1 Price: \$880,000 Method: Auction Sale Date: 25/01/2025 Property Type: House Land Size: 437 sqm approx	Agent Comments
1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG) 3 2 2 1 Price: \$855,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 340 sqm approx	Agent Comments

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