

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$840,000

### Median sale price

Median price

\$1,160,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/04/2024

to

31/03/2025

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	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



3 2 2

**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)**

Agent Comments

3 2 2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** House  
**Land Size:** 500 sqm approx



**2 California Blvd POINT LONSDALE 3225 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 25/01/2025  
**Property Type:** House  
**Land Size:** 437 sqm approx



**1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** House  
**Land Size:** 340 sqm approx

Account - Fletchers | P: 03 5258 2833