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	9 Murex Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between $515,000 & $550,000

Median sale price

Median price $618,500 Property Type Vacant land Suburb Point Lonsdale

Period - From 04/09/2024 to 03/09/2025 Source Property Data

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.

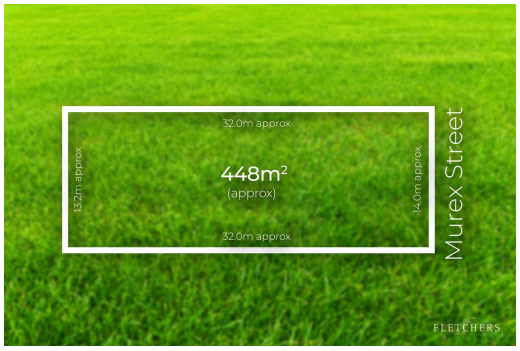
	Address of comparable property	Price	Date of sale
1	39 Coquina Dr POINT LONSDALE 3225	$540,000	14/04/2025
2	34 Moonah Cirt POINT LONSDALE 3225	$525,000	28/02/2025
3	41 Sunset Stp OCEAN GROVE 3226	$530,000	08/07/2024

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: 04/09/2025 11:46

9 Murex Street, Point Lonsdale Vic 3225



Property Type: Land
Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price
$515,000 - $550,000
Median Land Price
04/09/2024 - 03/09/2025: $618,500

Comparable Properties



39 Coquina Dr POINT LONSDALE 3225 (REI/VG)

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Price: $540,000
Method: Private Sale
Date: 14/04/2025
Property Type: Land
Land Size: 448 sqm approx

Agent Comments

34 Moonah Cirt POINT LONSDALE 3225 (VG)

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Price: $525,000
Method: Sale
Date: 28/02/2025
Property Type: Land
Land Size: 507 sqm approx

Agent Comments



41 Sunset Stp OCEAN GROVE 3226 (REI)

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Price: $530,000
Method: Private Sale
Date: 08/07/2024
Property Type: Land
Land Size: 609 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

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