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	34 Cowry Way, Point Lonsdale Vic 3225

Indicative selling price

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

Range between $925,000 & $950,000

Median sale price

Median price $1,200,000 Property 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	Price	Date of sale
1	24 Point Blvd POINT LONSDALE 3225	$840,000	30/10/2024
2	2 Coquina Dr POINT LONSDALE 3225	$1,000,000	14/05/2024
3	8 Limpet Cirt POINT LONSDALE 3225	$877,500	05/04/2024

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: 17/07/2025 12:43

34 Cowry Way, Point Lonsdale Vic 3225

FLETCHERS



3 2 1

Property Type: House
Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price
$925,000 - $950,000
Median House Price
Year ending June 2025: $1,200,000

Comparable Properties



24 Point Blvd POINT LONSDALE 3225 (REI/VG)

4 2 2

Price: $840,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 448 sqm approx

Agent Comments



2 Coquina Dr POINT LONSDALE 3225 (REI/VG)

5 3 2

Price: $1,000,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 554 sqm approx

Agent Comments



8 Limpet Cirt POINT LONSDALE 3225 (REI/VG)

3 2 2

Price: $877,500
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 392 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE

propertydata.com.au

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