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	3/30 Lawrence Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $1,155,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2024 to 31/12/2024 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	1/81 Nelson Rd QUEENSCLIFF 3225	$650,000	01/10/2024
2	1/720 Shell Rd POINT LONSDALE 3225	$750,000	22/03/2024
3	3/1a Girvan Gr POINT LONSDALE 3225	$700,000	07/11/2023

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: 26/03/2025 16:34

3/30 Lawrence Road, Point Lonsdale Vic 3225



3 1 2

Property Type: Apartment
Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
Year ending December 2024: $1,155,000

Comparable Properties

1/81 Nelson Rd QUEENSCLIFF 3225 (VG)

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Price: $650,000
Method: Sale
Date: 01/10/2024
Property Type: Land
Land Size: 539 sqm approx

Agent Comments



1/720 Shell Rd POINT LONSDALE 3225 (REI/VG)

2 2 2

Price: $750,000
Method: Private Sale
Date: 22/03/2024
Property Type: Unit
Land Size: 349 sqm approx

Agent Comments



3/1a Girvan Gr POINT LONSDALE 3225 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 07/11/2023
Property Type: Unit
Land Size: 164 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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