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<br>Including suburb or locality and postcode | 22 Lockington Crescent, Point Lonsdale Vic 3225 |

## Indicative selling price

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

Range between $1,500,000 & $1,650,000

## 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 | 5 Deakin St POINT LONSDALE 3225 | $1,625,000 | 11/04/2025 |
| 2 | 9 Lockington Cr POINT LONSDALE 3225 | $1,700,000 | 05/06/2024 |
| 3 | 19 Girvan Gr POINT LONSDALE 3225 | $1,505,000 | 08/04/2024 |

**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: 30/05/2025 13:55