Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Jordan Road, Point Lonsdale VIC 3225

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,150,000 Property Type House Suburb Point Lonsdale

Period - From 25/04/2024 to 22/04/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20 Williams Road Point Lonsdale VIC	$1,450,000	23/08/2024
139 Fellows Road Point Lonsdale VIC	$1,325,000	18/02/2025
2 Pelham Court Point Lonsdale VIC	$1,400,000	02/10/2024

This Statement of Information was prepared on: 23/04/2025