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	18 Cockle Crescent, Point Lonsdale Vic 3225

Indicative selling price

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

Range between $1,030,000 & $1,130,000

Median sale price

Median price $1,200,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2025 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.

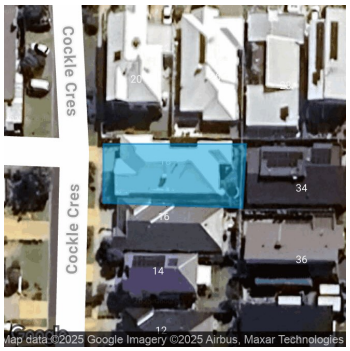
	Address of comparable property	Price	Date of sale
1	16 Shearwater Gr POINT LONSDALE 3225	$1,110,000	28/02/2025
2	7 Albatross Gr POINT LONSDALE 3225	$1,000,000	17/01/2025
3	74 Point Blvd POINT LONSDALE 3225	$1,070,000	07/11/2024

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: 08/04/2025 14:15

18 Cockle Crescent, Point Lonsdale Vic 3225



4 2 2

Property Type: Land
Land Size: 444 sqm approx

Agent Comments

Indicative Selling Price
$1,030,000 - $1,130,000
Median House Price
March quarter 2025: $1,200,000

Comparable Properties



16 Shearwater Gr POINT LONSDALE 3225 (REI)

4 2 2

Price: $1,110,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 448 sqm approx

Agent Comments



7 Albatross Gr POINT LONSDALE 3225 (REI/VG)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments



74 Point Blvd POINT LONSDALE 3225 (REI/VG)

4 2 2

Price: $1,070,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 448 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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