

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

1/58 Santa Monica Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$1,110,000

Property Type Unit

Suburb Point Lonsdale

Period - From 21/05/2025

to 20/05/2026

Source Property Data

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	1/91 Fellows Rd POINT LONSDALE 3225	\$820,000	21/04/2026
2	6/231a Point Lonsdale Rd POINT LONSDALE 3225	\$735,000	26/02/2026
3	1/15 Jennifer Cr POINT LONSDALE 3225	\$750,000	19/02/2026

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:

21/05/2026 09:43

1/58 Santa Monica Boulevard, Point Lonsdale Vic 3225



Damian Cayzer
03 5258 4100
0416 035 000

damian.cayzer@kerleys.com.au

Indicative Selling Price

\$795,000

Median Unit Price

21/05/2025 - 20/05/2026: \$1,110,000



3 1 2

Property Type: Unit/Flat

Agent Comments

Comparable Properties



1/91 Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments

3 2 1

Price: \$820,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 251 sqm approx



6/231a Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$735,000

Method: Private Sale

Date: 26/02/2026

Property Type: Unit



1/15 Jennifer Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000

Method: Private Sale

Date: 19/02/2026

Property Type: House

Land Size: 320 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.