

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

13 Aguna Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$1,195,000

&

\$1,295,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/04/2025

to

31/03/2026

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	45 Saltbush Cirt POINT LONSDALE 3225	\$1,220,000	10/02/2026
2	46 Saltbush Cirt POINT LONSDALE 3225	\$1,235,000	16/10/2025
3	37 Saltbush Cirt POINT LONSDALE 3225	\$1,160,000	01/08/2025

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:

07/05/2026 21:38



Property Type: Land
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
 \$1,195,000 - \$1,295,000
Median House Price
 Year ending March 2026: \$1,200,000

Comparable Properties



45 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 400 sqm approx



46 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,235,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 512 sqm approx



37 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 448 sqm approx

Account - Jellis Craig Barwon Heads | P: 03 9088 8968