

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

2/17 Nelson Road, 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 \$1,200,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2025

to 30/06/2026

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	2/15 Peterho Blvd POINT LONSDALE 3225	\$870,000	29/05/2026
2	2/3 Peterho Blvd POINT LONSDALE 3225	\$773,000	08/05/2026
3	1/91 Fellows Rd POINT LONSDALE 3225	\$820,000	21/04/2026

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:

15/09/2026 11:06



 2  2  1

Property Type: Townhouse

Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price

\$795,000

Median House Price

Year ending June 2026: \$1,200,000

Comparable Properties



2/15 Peterho Blvd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  1

Price: \$870,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 341 sqm approx



2/3 Peterho Blvd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$773,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 295 sqm approx



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

Account - Kerleys Coastal RE | P: 03 52584100