

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 Mcnaught Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,302,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2025

to 31/12/2025

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	177B Fellows Rd POINT LONSDALE 3225	\$1,200,000	13/03/2026
2	40 Grimes Rd POINT LONSDALE 3225	\$1,010,000	20/02/2026
3	9 Girvan Gr POINT LONSDALE 3225	\$1,500,000	18/02/2026

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:

30/03/2026 15:15



 3  2  2

Property Type: House

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



177B Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 424 sqm approx



40 Grimes Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  6

Price: \$1,010,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 650 sqm approx



9 Girvan Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 18/02/2026

Property Type: House

Land Size: 885 sqm approx