

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

32b Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$2,600,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2026

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	2/19 Simpson St POINT LONSDALE 3225	\$2,015,000	16/10/2025
2	1/70 Mercer St QUEENSCLIFF 3225	\$2,575,000	13/06/2025
3	32 Phelan St POINT LONSDALE 3225	\$2,418,000	24/01/2025

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:

03/06/2026 13:06



 4  3  2

Property Type: House

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



2/19 Simpson St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,015,000

Method: Private Sale

Date: 16/10/2025

Property Type: House



1/70 Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,575,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 451 sqm approx



32 Phelan St POINT LONSDALE 3225 (REI)

Agent Comments

 4  2  2

Price: \$2,418,000

Method: Private Sale

Date: 24/01/2025

Property Type: House

Land Size: 649 sqm approx