

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

36 Golightly Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,650,000 & \$1,695,000

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	1a Alexander Cr POINT LONSDALE 3225	\$1,505,000	23/03/2026
2	20 Mcnaught St POINT LONSDALE 3225	\$1,700,000	20/03/2026
3	31 Glaneuse Rd POINT LONSDALE 3225	\$1,625,000	01/12/2025

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:

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Indicative Selling Price

\$1,650,000 - \$1,695,000

Median House Price

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



 4  2  2

Property Type: House

Land Size: 467 sqm approx

Agent Comments

Tucked within a triangle formed by Lonsdale Links, the Back Beach, and the Front Beach and shops, this Golightly Street home enjoys one of Point Lonsdale's most enviable positions.

Comparable Properties



1a Alexander Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,505,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 315 sqm approx



20 Mcnaught St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 555 sqm approx



31 Glaneuse Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,625,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 811 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100