

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

78-80 Chiton Way, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$565,000

&

\$600,000

Median sale price

Median price

\$625,000

Property Type

Vacant land

Suburb

Point Lonsdale

Period - From

24/03/2025

to

23/03/2026

Source

Property Data

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	28 Halcyon St POINT LONSDALE 3225	\$617,000	19/05/2025
2	13-15 Murex St POINT LONSDALE 3225	\$620,000	23/04/2025
3	40-44 Saltbush Cirt POINT LONSDALE 3225	\$608,000	01/10/2024

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:

24/03/2026 12:00



Property Type: Land

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



28 Halcyon St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$617,000

Method: Private Sale

Date: 19/05/2025

Property Type: Land

Land Size: 501 sqm approx



13-15 Murex St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 23/04/2025

Property Type: Land

Land Size: 675 sqm approx



40-44 Saltbush Cirt POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$608,000

Method: Private Sale

Date: 01/10/2024

Property Type: Land (Res)

Land Size: 507 sqm approx