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 and postcode	11 MCNAUGHT STREET POINT LONSDALE VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,213,000	Property type	House	Suburb	Point Lonsdale
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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
9 GIRVAN GROVE POINT LONSDALE VIC 3225	$1,500,000	18-Feb-26
9 CLUBHOUSE DRIVE POINT LONSDALE VIC 3225	$1,520,000	12-Feb-26
14 PATCHING STREET POINT LONSDALE VIC 3225	$1,530,000	09-Jan-26

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: 27 April 2026

Property Reports
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9 GIRVAN GROVE POINT LONSDALE VIC 3225

4 2 1

Sold Price **$1,500,000** Sold Date **18-Feb-26**

Distance **0.28km**

9 CLUBHOUSE DRIVE POINT LONSDALE VIC 3225

3 2 2

Sold Price **$1,520,000** Sold Date **12-Feb-26**

Distance **0.52km**

14 PATCHING STREET POINT LONSDALE VIC 3225

4 2 2

Sold Price **$1,530,000** Sold Date **09-Jan-26**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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