

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 ALBATROSS GROVE, POINT LONSDALE

Indicative selling price

\$1,750,000

Median selling price

Median

1,200,000

Property
type

HOUSE

Suburb

POINT
LONSDALE

Period
From

1 APRIL 2025

To

31 MARCH
2026

Source

PRICEFINDER

Comparable property sales

18 KIRK RD, POINT LONSDALE, VIC 3225

\$1,850,000

03/12/2025

20-22 PATCHING ST, POINT LONSDALE, VIC

\$1,910,000

15/01/2026

20 MCNAUGHT ST, POINT LONSDALE, VIC

\$1,700,000

23/03/2026

OCEAN X
PROPERTY

30/04/2026



18 KIRK RD, POINT LONSDALE, VIC 3225

528.26m² | Sold December 2025 | \$ 1,850,000



20-22 PATCHING ST, POINT LONSDALE

500.25m² | Sold January 2026 | \$1,910,000



20 MCNAUGHT ST, POINT LONSDALE, VIC

554.13m² | Sold March 2026 | \$1,700,000