

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 69 Flinders Street, Queenscliff Vic 3225
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,900,000 & \$1,975,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Queenscliff

Period - From 01/01/2024 to 31/12/2024 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	43 Point Lonsdale Rd POINT LONSDALE 3225	\$2,100,000	18/09/2024
2	1/99 King St QUEENSCLIFF 3225	\$2,225,000	29/08/2024
3	65 Stevens St QUEENSCLIFF 3225	\$2,025,000	27/08/2024

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: 07/02/2025 14:02



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Property Type: House (Res)

Land Size: 540 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,900,000 - \$1,975,000

Median House Price

Year ending December 2024: \$1,250,000

Comparable Properties



43 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,100,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 550 sqm approx



1/99 King St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$2,225,000

Method: Private Sale

Date: 29/08/2024

Property Type: Townhouse (Single)

Land Size: 277 sqm approx



65 Stevens St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

 5  4  2

Price: \$2,025,000

Method: Private Sale

Date: 27/08/2024

Property Type: House

Land Size: 582 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100