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	Range between	\$1,900,000	&	\$1,975,000
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Median sale price

Median price	\$1,250,000	Pro	perty 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









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)

Price: \$2,100,000 Method: Private Sale Date: 18/09/2024 Property Type: House **Agent Comments**

Land Size: 550 sqm approx

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

Price: \$2,225,000 Method: Private Sale Date: 29/08/2024

Property Type: Townhouse (Single) Land Size: 277 sqm approx

Agent Comments



65 Stevens St QUEENSCLIFF 3225 (REI/VG)

Price: \$2,025,000 Method: Private Sale Date: 27/08/2024 Property Type: House Land Size: 582 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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