

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

2 Henry Street, Queenscliff Vic 3225

Indicative selling price

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

Single price \$2,075,000

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	65 Stevens St QUEENSCLIFF 3225	\$2,025,000	27/08/2024
3	91 King St QUEENSCLIFF 3225	\$2,331,000	10/08/2024

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:

20/01/2025 17:18



 3  3  2

Property Type: House
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
\$2,075,000
Median House Price
Year ending December 2024: \$1,250,000

Comparable Properties



43 Point Lonsdale Rd POINT LONSDALE 3225 (REI)

Agent Comments

 4  2  2

Price: \$2,100,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 550 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



91 King St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  6

Price: \$2,331,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 617 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100