

# 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

12 Hobson Street, Queenscliff Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,575,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Queenscliff

Period - From 06/03/2024 to 05/03/2025 Source Property Data

### 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	104 Hesse St QUEENSCLIFF 3225	\$1,600,000	08/02/2025
2	66 King St QUEENSCLIFF 3225	\$1,600,000	08/05/2024
3	49 Mercer St QUEENSCLIFF 3225	\$1,425,000	28/09/2023

**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:

06/03/2025 11:32

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**Property Type:** House

**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,575,000

**Median House Price**

06/03/2024 - 05/03/2025: \$1,600,000

## Comparable Properties



**104 Hesse St QUEENSCLIFF 3225 (REI)**

Agent Comments

 5    5    -

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 08/02/2025

**Property Type:** House

**Land Size:** 562 sqm approx



**66 King St QUEENSCLIFF 3225 (VG)**

Agent Comments

 2    -    -

**Price:** \$1,600,000

**Method:** Sale

**Date:** 08/05/2024

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**49 Mercer St QUEENSCLIFF 3225 (REI/VG)**

Agent Comments

 2    2    -

**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** House

**Land Size:** 527 sqm approx

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