Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,425,000

Property offered for sale

Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,450,000 & \$1,575,000	Range between	\$1,450,000	&	\$1,575,000
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Median sale price

Median price	\$1,600,000	Pro	perty 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)

49 Mercer St QUEENSCLIFF 3225

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.

Add	dress 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

OR

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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



28/09/2023



Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,450,000 - \$1,575,000 **Median House Price** 06/03/2024 - 05/03/2025: \$1,600,000





Property Type: House Land Size: 325 sqm approx **Agent Comments**

Comparable Properties



104 Hesse St QUEENSCLIFF 3225 (REI)

Price: \$1,600,000 Method: Private Sale Date: 08/02/2025 Property Type: House Land Size: 562 sqm approx **Agent Comments**



66 King St QUEENSCLIFF 3225 (VG)

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Agent Comments

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)

Price: \$1,425,000 Method: Private Sale Date: 28/09/2023 Property Type: House Land Size: 527 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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