## 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	
locality and postcode	

#### Indicative selling price

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

Range between \$1,395,000 & \$1,425,000	Range between	\$1,395,000	&	\$1,425,000
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### Median sale price

Median price	\$1,655,000	Pro	perty Type	House		Suburb	Queenscliff
Period - From	01/10/2024	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Bethune St QUEENSCLIFF 3225	\$1,530,000	29/09/2025
2	27 Beach St QUEENSCLIFF 3225	\$1,400,000	09/08/2025
3	10 Gellibrand St QUEENSCLIFF 3225	\$1,250,000	06/05/2024

#### 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:	21/10/2025 11:47













**Property Type:**Agent Comments

Indicative Selling Price \$1,395,000 - \$1,425,000 Median House Price Year ending September 2025: \$1,655,000

# Comparable Properties



17 Bethune St QUEENSCLIFF 3225 (REI)

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**Agent Comments** 

Price: \$1,530,000 Method: Private Sale Date: 29/09/2025 Property Type: House

Land Size: 348 sqm approx



27 Beach St QUEENSCLIFF 3225 (REI/VG)

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**Agent Comments** 

Price: \$1,400,000 Method: Private Sale Date: 09/08/2025 Property Type: House Land Size: 527 sqm approx



10 Gellibrand St QUEENSCLIFF 3225 (REI/VG)

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Price: \$1,250,000 Method: Private Sale Date: 06/05/2024

Property Type: House Land Size: 372 sqm approx **Agent Comments** 

Account - Kerleys Coastal RE | P: 03 52584100





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