

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 Gellibrand Street, Queenscliff Vic 3225

Indicative selling price

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

Range between

\$1,380,000

&

\$1,500,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Queenscliff

Period - From

01/04/2024

to

31/03/2025

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.

	Address of comparable property	Price	Date of sale
1	104 Hesse St QUEENSCLIFF 3225	\$1,600,000	08/02/2025
2	44 Wharf St QUEENSCLIFF 3225	\$1,250,000	29/07/2024
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:

20/06/2025 10:25



 2  1  3

Property Type: House

Land Size: 480 sqm approx

Agent Comments

Comparable Properties



104 Hesse St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 5  5  -

Price: \$1,600,000

Method: Private Sale

Date: 08/02/2025

Property Type: House

Land Size: 562 sqm approx



44 Wharf St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,250,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Land Size: 348 sqm approx



10 Gellibrand St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,250,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 372 sqm approx