

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,655,000

Property 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.

	Address 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	104 Hesse St QUEENSCLIFF 3225	\$1,600,000	08/02/2025

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:

24/10/2025 09:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending September 2025: \$1,655,000

Comparable Properties



17 Bethune St QUEENSCLIFF 3225 (REI)

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)

Agent Comments



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



104 Hesse St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



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