Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	13/30-32 Hesse Street, Queenscliff Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$495,000	&	\$544,500
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Median sale price

Median price	\$770,000	Pro	perty Type	Jnit		Suburb	Queenscliff
Period - From	25/11/2024	to	24/11/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	7/30-32 Hesse St QUEENSCLIFF 3225	\$490,000	21/08/2025
2	3/32 Hesse St QUEENSCLIFF 3225	\$470,000	04/12/2024
3	4/30-32 Hesse St QUEENSCLIFF 3225	\$480,000	12/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/11/2025 10:02









Property Type: Apartment Agent Comments

Indicative Selling Price \$495,000 - \$544,500 Median Unit Price 25/11/2024 - 24/11/2025: \$770,000

Comparable Properties



7/30-32 Hesse St QUEENSCLIFF 3225 (REI)

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Price: \$490,000 Method: Private Sale Date: 21/08/2025

Property Type: Apartment **Land Size:** 435 sqm approx

Agent Comments



3/32 Hesse St QUEENSCLIFF 3225 (VG)

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Price: \$470,000 Method: Sale Date: 04/12/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/30-32 Hesse St QUEENSCLIFF 3225 (REI)

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Price: \$480,000 **Method:** Private Sale **Date:** 12/10/2024

Property Type: Apartment

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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