

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

13/30-32 Hesse Street, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

Queenscliff

Period - From

15/09/2024

to

14/09/2025

Source

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	Price	Date of sale
1	7/30-32 Hesse St QUEENSCLIFF 3225	\$490,000	21/08/2025
2	3/231a Point Lonsdale Rd POINT LONSDALE 3225	\$630,000	28/03/2025
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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/09/2025 14:10



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000
Median Unit Price
15/09/2024 - 14/09/2025: \$475,000

Comparable Properties



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

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment
Land Size: 435 sqm approx



3/231a Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 1 2

Price: \$630,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 243 sqm approx



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

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 12/10/2024
Property Type: Apartment