## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address Including suburb or	19 Hobson Street, Queenscliff Vic 3225
locality and postcode	

## Indicative selling price

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

Range between \$1,495,000 & \$1,644,500	Range between	\$1,495,000	&	\$1,644,500
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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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	17 Bethune St QUEENSCLIFF 3225	\$1,530,000	29/09/2025
2	104 Hesse St QUEENSCLIFF 3225	\$1,600,000	08/02/2025
3			

### 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 eighteen months.

This Statement of Information was prepared on:	16/10/2025 10:09



Date of sale