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	5/108 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 \$815,000	&	\$865,000
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Median sale price

Median price	\$630,000	Pro	perty Type Ur	iit		Suburb	Queenscliff
Period - From	28/10/2024	to	27/10/2025	So	urce	Property	v 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	23/30-32 Hesse St QUEENSCLIFF 3225	\$825,000	05/09/2025
2	4/1-3 Bethune St QUEENSCLIFF 3225	\$770,000	08/07/2025
3	2/40 Bellarine Hwy QUEENSCLIFF 3225	\$950,000	08/05/2025

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:	28/10/2025 16:25
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Rooms: 1 **Property Type: Agent Comments**

Indicative Selling Price \$815,000 - \$865,000 **Median Unit Price** 28/10/2024 - 27/10/2025: \$630,000

Comparable Properties



23/30-32 Hesse St QUEENSCLIFF 3225 (REI)

Agent Comments

Price: \$825,000 Method: Private Sale Date: 05/09/2025

Property Type: Apartment

4/1-3 Bethune St QUEENSCLIFF 3225 (REI)

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Agent Comments

Price: \$770,000 Method: Private Sale Date: 08/07/2025 Property Type: Unit



2/40 Bellarine Hwy QUEENSCLIFF 3225 (VG)

Method: Sale



Price: \$950,000

Date: 08/05/2025 Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

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