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	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 \$840,000 & \$890,000	Range between	\$840,000	&	\$890,000
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Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Queenscliff
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024
2	1/720 Shell Rd POINT LONSDALE 3225	\$750,000	22/03/2024
3	3/13 Hobson St QUEENSCLIFF 3225	\$795,000	21/03/2024

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:	19/06/2025 09:14





Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$840,000 - \$890,000 **Median House Price** Year ending March 2025: \$1,600,000





Property Type: Unit **Agent Comments**

Comparable Properties

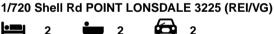


1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Price: \$855,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 340 sqm approx

2





Price: \$750,000 Method: Private Sale Date: 22/03/2024 Property Type: Unit

Land Size: 349 sqm approx

Agent Comments

Agent Comments

Agent Comments



3/13 Hobson St QUEENSCLIFF 3225 (REI/VG)





Price: \$795,000 Method: Private Sale Date: 21/03/2024

Property Type: Apartment

Account - Kerleys Coastal RE | P: 03 52584100





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