

# 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

5/108 Hesse Street, Queenscliff Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$890,000

### Median sale price

Median price \$1,600,000 Property 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	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 comparable properties 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

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**Indicative Selling Price**

\$840,000 - \$890,000

**Median House Price**

Year ending March 2025: \$1,600,000



 2    1    1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 3    2    1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** House

**Land Size:** 340 sqm approx



**1/720 Shell Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 2    2    2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Unit

**Land Size:** 349 sqm approx



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

**Agent Comments**

 3    1    1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** Apartment