

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Wordel Ct, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Queenscliff

Period - From

01/07/2024

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Halcyon St POINT LONSDALE 3225	\$617,000	19/05/2025
2	13-15 Murex St POINT LONSDALE 3225	\$620,000	23/04/2025
3	39 Coquina Dr POINT LONSDALE 3225	\$540,000	14/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/07/2025 14:53



Property Type:
Agent Comments

Indicative Selling Price
\$599,000
Median House Price
Year ending June 2025: \$1,710,000

Comparable Properties



28 Halcyon St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$617,000
Method: Private Sale
Date: 19/05/2025
Property Type: Land
Land Size: 501 sqm approx



13-15 Murex St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 23/04/2025
Property Type: Land
Land Size: 675 sqm approx



39 Coquina Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 14/04/2025
Property Type: Land
Land Size: 448 sqm approx

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