Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/42 Gellibrand Street, Queenscliff Vic 3225
Including suburb or	

locality and postcode

Indicative selling price

Property offered for sale

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

Single price \$2,575,000

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 lasteighteen 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	1/70 Mercer St QUEENSCLIFF 3225	\$2,575,000	13/06/2025
2			
3			

OR

В* 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:	13/10/2025 10:12

