## 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		75 Learmonth Street, Queenscliff Vic 3225						
Indicative sell	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$1,250	0,000						
Median sale price								
Median price	\$1,375,00	0 Pr	roperty Type Ho	use	Suburb	Queenscliff		
Period - From	01/10/202	23 to	30/09/2024	Soul	rce 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.

Add	dress of comparable property	Price	Date of sale
1	10 Gellibrand St QUEENSCLIFF 3225	\$1,250,000	06/05/2024
2	40 Learmonth St QUEENSCLIFF 3225	\$1,375,000	28/02/2024
3	40 Mercer St QUEENSCLIFF 3225	\$1,390,000	22/07/2023

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:	29.09.2025

