

# 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

77 King 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 \$2,450,000

&

\$2,595,000

### 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	1/70 Mercer St QUEENSCLIFF 3225	\$2,575,000	13/06/2025
2	1/99 King St QUEENSCLIFF 3225	\$2,225,000	29/08/2024
3	91 King St QUEENSCLIFF 3225	\$2,331,000	10/08/2024

**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:

25/06/2025 09:50



 3  1  2

**Property Type:** House  
**Land Size:** 514 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,450,000 - \$2,595,000  
**Median House Price**  
Year ending March 2025: \$1,600,000

## Comparable Properties



**1/70 Mercer St QUEENSCLIFF 3225 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,575,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** House  
**Land Size:** 451 sqm approx



**1/99 King St QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$2,225,000  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 277 sqm approx



**91 King St QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$2,331,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx