## 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	3 St Andrews Street, Queenscliff Vic 3225
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
-			

#### Median sale price

Median price	\$1,600,000	Pro	perty Type	louse	]	Suburb	Queenscliff
Period - From	05/06/2024	to	04/06/2025	So	ource	Property	/ Data

# 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.

Ad	dress of comparable property	Price	Date of sale
1	36 Beach St QUEENSCLIFF 3225	\$1,000,000	12/12/2024
2	57a Mercer St QUEENSCLIFF 3225	\$1,150,000	02/09/2024
3	13 Bethune St QUEENSCLIFF 3225	\$1,150,000	03/06/2024

#### 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:	05/06/2025 12:53













Property Type: House (Previously

Occupied - Detached) Land Size: 213 sqm approx

Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** 05/06/2024 - 04/06/2025: \$1,600,000

# Comparable Properties



36 Beach St QUEENSCLIFF 3225 (REI/VG)

2





Price: \$1,000,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 317 sqm approx **Agent Comments** 



57a Mercer St QUEENSCLIFF 3225 (REI/VG)

2



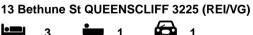


Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 02/09/2024 Property Type: House Land Size: 242 sqm approx







**Agent Comments** 

Price: \$1,150,000 Method: Private Sale Date: 03/06/2024 Property Type: House Land Size: 462 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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