

# 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

3 St Andrews 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Queenscliff

Period - From

05/06/2024

to

04/06/2025

Source

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.

	Address 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)**

[Agent Comments](#)



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



**57a Mercer St QUEENSCLIFF 3225 (REI/VG)**

[Agent Comments](#)



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



**13 Bethune St QUEENSCLIFF 3225 (REI/VG)**

[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