

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

33 Ward Road, Queenscliff Vic 3225

Indicative selling price

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

Range between \$880,000 & \$950,000

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 Lakeland Ct POINT LONSDALE 3225	\$900,000	30/01/2025
2	24 Santa Monica Blvd POINT LONSDALE 3225	\$890,000	19/12/2024
3	97 Bellarine Hwy POINT LONSDALE 3225	\$830,000	26/09/2024

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:

06/06/2025 12:47



Property Type: House (Previously Occupied - Detached)
Land Size: 646 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median House Price
 Year ending March 2025: \$1,600,000

Comparable Properties



1 Lakeland Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 664 sqm approx



24 Santa Monica Blvd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 837 sqm approx



97 Bellarine Hwy POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 725 sqm approx

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