Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	33 Ward Road, 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 \$880,000	&	\$950,000
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Median sale price

Median price	\$1,600,000	Pro	perty 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

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



Date of sale











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)





Price: \$900,000 Method: Private Sale Date: 30/01/2025 Property Type: House

Land Size: 664 sqm approx

Agent Comments



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







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)









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

Account - Fletchers | P: 03 5258 2833





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