

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

106 Hesse Street, Queenscliff Vic 3225

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 \$1,125,000 Property Type House Suburb Queenscliff

Period - From 14/07/2025 to 13/07/2026 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	32 Swanston St QUEENSCLIFF 3225	\$1,185,000	10/07/2026
2	72 King St QUEENSCLIFF 3225	\$1,800,000	26/05/2026
3	104 Hesse St QUEENSCLIFF 3225	\$1,600,000	08/02/2025

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:

14/07/2026 11:09



 3  2  2

Property Type: House

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



32 Swanston St QUEENSCLIFF 3225 (REI)

Agent Comments

 3  2  1

Price: \$1,185,000

Method: Private Sale

Date: 10/07/2026

Property Type: House

Land Size: 201 sqm approx



72 King St QUEENSCLIFF 3225 (REI)

Agent Comments

 4  3  2

Price: \$1,800,000

Method: Private Sale

Date: 26/05/2026

Property Type: House

Land Size: 914 sqm approx



104 Hesse St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 5  5  -

Price: \$1,600,000

Method: Private Sale

Date: 08/02/2025

Property Type: House

Land Size: 562 sqm approx