

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

12 Mercer Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Queenscliff

Period - From 01/04/2025 to 31/03/2026 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	76 King St QUEENSCLIFF 3225	\$1,350,000	07/05/2026
2	6 The Esplanade QUEENSCLIFF 3225	\$3,600,000	02/11/2025
3	1/70 Mercer St QUEENSCLIFF 3225	\$2,575,000	13/06/2025

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:

15/05/2026 09:54

12 Mercer Street, Queenscliff Vic 3225



Damian Cayzer
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Indicative Selling Price

\$2,500,000 - \$2,600,000

Median House Price

Year ending March 2026: \$1,150,000



Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



76 King St QUEENSCLIFF 3225 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 07/05/2026

Property Type: House

Land Size: 614 sqm approx



6 The Esplanade QUEENSCLIFF 3225 (REI)

Agent Comments



Price: \$3,600,000

Method: Auction Sale

Date: 02/11/2025

Property Type: House (Res)

Land Size: 921 sqm approx



1/70 Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$2,575,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 451 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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