

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

1a Murray Road, Queenscliff Vic 3225

Indicative selling price

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

Range between \$895,000 & \$965,000

Median sale price

Median price \$970,000 Property Type House Suburb Queenscliff

Period - From 01/04/2026 to 30/06/2026 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	2/42 Bellarine Hwy QUEENSCLIFF 3225	\$940,000	22/05/2026
2	17b Beach Cl POINT LONSDALE 3225	\$950,000	08/05/2026
3	28 Ward Rd QUEENSCLIFF 3225	\$860,000	01/05/2026

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:

18/09/2026 14:57

1a Murray Road, Queenscliff Vic 3225



Damian Cayzer

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Indicative Selling Price

\$895,000 - \$965,000

Median House Price

June quarter 2026: \$970,000



2 1 2

Property Type: House

Land Size: 499 sqm approx

Agent Comments

Comparable Properties



2/42 Bellarine Hwy QUEENSCLIFF 3225 (REI)

Agent Comments

3 2 1

Price: \$940,000

Method: Private Sale

Date: 22/05/2026

Property Type: Unit

Land Size: 354 sqm approx



17b Beach CI POINT LONSDALE 3225 (REI)

Agent Comments

3 2 1

Price: \$950,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 344 sqm approx



28 Ward Rd QUEENSCLIFF 3225 (REI)

Agent Comments

3 1 2

Price: \$860,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 614 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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