

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

4/38 Bethune Street, Queenscliff Vic 3225

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Queenscliff

Period - From

01/07/2024

to

30/06/2025

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	2/40 Bellarine Hwy QUEENSCLIFF 3225	\$950,000	08/05/2025
2	36 Beach St QUEENSCLIFF 3225	\$1,000,000	12/12/2024
3	57a Mercer St QUEENSCLIFF 3225	\$1,150,000	02/09/2024

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:

27/08/2025 10:18



3 2 1

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending June 2025: \$1,710,000

Comparable Properties



2/40 Bellarine Hwy QUEENSCLIFF 3225 (VG)

[Agent Comments](#)

3 - -

Price: \$950,000
Method: Sale
Date: 08/05/2025
Property Type: Flat/Unit/Apartment (Res)



36 Beach St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,000,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 317 sqm approx



57a Mercer St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

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Price: \$1,150,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 242 sqm approx

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