

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
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Indicative selling price

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

Range between	\$900,000	&	\$950,000
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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



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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)



3



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Price: \$950,000

Method: Sale

Date: 08/05/2025

Property Type: Flat/Unit/Apartment (Res)

[Agent Comments](#)



36 Beach St QUEENSCLIFF 3225 (REI/VG)



2



1



1

Price: \$1,000,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 317 sqm approx

[Agent Comments](#)



57a Mercer St QUEENSCLIFF 3225 (REI/VG)



2



2



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Price: \$1,150,000

Method: Private Sale

Date: 02/09/2024

Property Type: House

Land Size: 242 sqm approx

[Agent Comments](#)

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