

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 Hobson Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$1,295,000 & \$1,395,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Queenscliff

Period - From 01/01/2025 to 31/12/2025 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	49 Learmonth St QUEENSCLIFF 3225	\$1,200,000	13/08/2025
2	27 Beach St QUEENSCLIFF 3225	\$1,400,000	09/08/2025
3	12 Roddick Gr QUEENSCLIFF 3225	\$1,285,000	18/04/2025

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:

02/03/2026 15:11



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Property Type: House
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,395,000
Median House Price
Year ending December 2025: \$1,440,000

Comparable Properties



49 Learmonth St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

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Price: \$1,200,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 395 sqm approx



27 Beach St QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

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Price: \$1,400,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 527 sqm approx



12 Roddick Gr QUEENSCLIFF 3225 (REI/VG)

[Agent Comments](#)

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Price: \$1,285,000
Method: Private Sale
Date: 18/04/2025
Property Type: House
Land Size: 669 sqm approx

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