

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

77 King Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

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	99 Hesse St QUEENSCLIFF 3225	\$1,660,000	05/02/2026
2	22 Flinders St QUEENSCLIFF 3225	\$2,032,800	10/06/2025
3	15A Mercer St QUEENSCLIFF 3225	\$1,800,000	19/03/2025

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:

16/02/2026 17:11



 3
  1
  2

Property Type: House
Land Size: 514 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$1,950,000
Median House Price
 Year ending December 2025: \$1,440,000

Comparable Properties



99 Hesse St QUEENSCLIFF 3225 (REI)

Agent Comments

 3
  2
  1

Price: \$1,660,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 420 sqm approx



22 Flinders St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4
  2
  5

Price: \$2,032,800
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 646 sqm approx



15A Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,800,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 242 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100