

# 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 55 King Street, Queenscliff Vic 3225  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,290,000 & \$1,410,000

### Median sale price

Median price \$1,655,000 Property Type House Suburb Queenscliff

Period - From 01/10/2024 to 30/09/2025 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	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: 22/12/2025 14:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,290,000 - \$1,410,000  
**Median House Price**  
Year ending September 2025: \$1,655,000

## Comparable Properties



**49 Learmonth St QUEENSCLIFF 3225 (REI/VG)**

Agent Comments



**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



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



**57a Mercer St QUEENSCLIFF 3225 (REI/VG)**

Agent Comments



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

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