

# 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

28 Ward Road, Queenscliff Vic 3225

### Indicative selling price

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

Range between \$850,000 & \$895,000

### 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	140 Fellows Rd POINT LONSDALE 3225	\$850,000	18/12/2025
2	75 Nelson Rd QUEENSCLIFF 3225	\$860,000	31/10/2025
3	33 Ward Rd QUEENSCLIFF 3225	\$910,000	01/10/2025

**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:

30/03/2026 16:09



 3    1    2

**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$895,000  
**Median House Price**  
Year ending December 2025: \$1,440,000

## Comparable Properties



**140 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House  
**Land Size:** 715 sqm approx



**75 Nelson Rd QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 650 sqm approx



**33 Ward Rd QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**

 3    2    3

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 01/10/2025  
**Property Type:** House  
**Land Size:** 646 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**