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	17 Bethune Street, Queenscliff Vic 3225

Indicative selling price

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

Range between $1,475,000 & $1,575,000

Median sale price

Median price $1,250,000 Property Type House Suburb Queenscliff

Period - From 01/01/2024 to 31/12/2024 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	15 Raglan St QUEENSCLIFF 3225	$1,725,000	04/12/2023
2	19a Stevens St QUEENSCLIFF 3225	$1,650,000	23/11/2023
3	17 Stokes St QUEENSCLIFF 3225	$1,480,000	01/10/2023

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: 06/02/2025 09:46

17 Bethune Street, Queenscliff Vic 3225



4 2 0

Property Type: House
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$1,475,000 - $1,575,000
Median House Price
Year ending December 2024: $1,250,000

Comparable Properties



15 Raglan St QUEENSCLIFF 3225 (REI/VG)

3 2 -

Price: $1,725,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 386 sqm approx

Agent Comments



19a Stevens St QUEENSCLIFF 3225 (REI/VG)

4 3 2

Price: $1,650,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 540 sqm approx

Agent Comments



17 Stokes St QUEENSCLIFF 3225 (REI/VG)

3 2 -

Price: $1,480,000
Method: Private Sale
Date: 01/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

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