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 and postcode	217 Bellerine Street, Geelong VIC 3220

Indicative selling price

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

Range between $499,000 & $539,000

Median sale price

Median price $615,000 Property Type Unit Suburb Geelong

Period - From 05/08/2025 to 04/02/2026 Source Cotality™

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4703/4 Yarra Street Geelong VIC 3220	$490,000	21/10/2025
2304/2 Yarra Street Geelong VIC 3220	$515,000	27/10/2025
54/192 Myers Street Geelong VIC 3220	$460,000	19/09/2025

This Statement of Information was prepared on: 05/02/2026