# 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<br>Including suburb and postcode | 1a Baker Street, Geelong West VIC 3218 |

## Indicative selling price

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

Range between $849,000 & $899,000

## Median sale price

Median price $525,000 Property Type Unit Suburb Geelong West

Period - From 03/08/2025 to 02/02/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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 eighteen months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| | | |
| | | |
| | | |

This Statement of Information was prepared on: 03/02/2026