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	34 Bostock Avenue, Manifold Heights VIC 3218

Indicative selling price

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

Range between $749,000 & $819,000

Median sale price

Median price $1,010,000 Property Type House Suburb Manifold Heights

Period - From 01/10/2025 to 29/03/2026 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
56 Elizabeth Street Geelong West VIC 3218	$804,000	13/12/2025
128 Hope Street Geelong West VIC 3218	$753,166	12/03/2026
111 Britannia Street Geelong West VIC 3218	$750,000	05/03/2026

This Statement of Information was prepared on: 31/03/2026