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	505/100 WESTERN BEACH ROAD GEELONG VIC 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Geelong
Period-from	01 May 2025	to	30 Apr 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 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
805/44 RYRIE STREET GEELONG VIC 3220	$585,000	19-Dec-25
303/6-8 BELLERINE STREET GEELONG VIC 3220	$600,000	15-Mar-26
407/146 BELLERINE STREET GEELONG VIC 3220	$550,000	19-Dec-25

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: 21 May 2026

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805/44 RYRIE STREET GEELONG VIC 3220

2 1 -

Sold Price **$585,000** Sold Date **19-Dec-25**

Distance **0.7km**



303/6-8 BELLERINE STREET GEELONG VIC 3220

2 2 1

Sold Price RS **$600,000** Sold Date **15-Mar-26**

Distance **0.54km**



407/146 BELLERINE STREET GEELONG VIC 3220

2 2 1

Sold Price **$550,000** Sold Date **19-Dec-25**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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