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	2/38 Denman Street, East Geelong VIC 3219

Indicative selling price

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

Range between $749,000 & $799,000

Median sale price

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

Period - From 04/11/2025 to 04/05/2026 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
3/2 Lomond Terrace East Geelong VIC 3219	$800,000	13/01/2026
3 Bottleworks Walk Geelong VIC 3220	$799,000	07/01/2026
2 Merchant Place Geelong VIC 3220	$750,000	02/03/2026

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