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	4/12 Boyne Avenue, East Geelong VIC 3219

Indicative selling price

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

Range between $499,000 & $548,900

Median sale price

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

Period - From 25/05/2025 to 24/05/2026 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
7 Lindon Street East Geelong VIC 3219	$580,000	11/07/2025
2/20 Ormond Road East Geelong VIC 3219	$465,000	20/06/2025
3/69 Normanby Street East Geelong VIC 3219	$484,000	27/05/2025

This Statement of Information was prepared on: 25/05/2026