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 Fitzroy Street, Geelong VIC 3220

Indicative selling price

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

Single price $2,000,000

Median sale price

Median price $880,000 Property Type House Suburb Geelong

Period - From 20/02/2024 to 20/07/2025 Source core_logic

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
34 Eastern Beach Road Geelong VIC 3220	$3,500,000	19/11/2024
339 Ryrie Street Geelong VIC 3220	$1,462,500	19/11/2024
4 Normanby Street East Geelong VIC 3219	$1,455,000	20/04/2024

This Statement of Information was prepared on: 21/07/2025