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 or locality and postcode	6/450 Ryrie Street, East Geelong Vic 3219

Indicative selling price

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

Range between $380,000 & $415,000

Median sale price

Median price $560,000 Property Type Unit Suburb East Geelong

Period - From 26/04/2024 to 25/04/2025 Source Property Data

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
1	20/5 Oxford St WHITTINGTON 3219	$380,000	11/02/2025
2	1/1 Fern St NEWCOMB 3219	$420,000	18/11/2024
3	602/8 Gheringhap St GEELONG 3220	$410,000	09/10/2024

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: 26/04/2025 16:28

6/450 Ryrie Street, East Geelong Vic 3219



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$380,000 - $415,000
Median Unit Price
26/04/2024 - 25/04/2025: $560,000

Comparable Properties

20/5 Oxford St WHITTINGTON 3219 (VG)

2 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 11/02/2025
Property Type: Flat/Unit/Apartment (Res)



1/1 Fern St NEWCOMB 3219 (REI/VG)

2 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 18/11/2024
Property Type: Unit

602/8 Gheringhap St GEELONG 3220 (VG)

2 - -

Agent Comments

Price: $410,000
Method: Sale
Date: 09/10/2024
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 5222 7325

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