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	44 Albert Street, Geelong West Vic 3218

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $925,000 Property Type House Suburb Geelong West

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	21 Craddock St NORTH GEELONG 3215	$1,020,000	19/03/2025
2	109 Aberdeen St NEWTOWN 3220	$1,030,000	18/03/2025
3	69 Gertrude St GEELONG WEST 3218	$1,030,000	09/11/2024

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: 02/05/2025 10:58

44 Albert Street, Geelong West Vic 3218



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $925,000

Comparable Properties



21 Craddock St NORTH GEELONG 3215 (REI/VG)

4 | 1 | 2

Agent Comments

Price: $1,020,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 681 sqm approx



109 Aberdeen St NEWTOWN 3220 (REI)

3 | 1 | 2

Agent Comments

Price: $1,030,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 603 sqm approx



69 Gertrude St GEELONG WEST 3218 (REI/VG)

3 | 1 | 2

Agent Comments

Price: $1,030,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 408 sqm approx

Account - Jellis Craig | P: 03 5222 7325

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