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	17 Calder Street, Manifold Heights Vic 3218

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 $1,275,000 Property Type House Suburb Manifold Heights

Period - From 22/04/2024 to 21/04/2025 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	67 Yuille St GEELONG WEST 3218	$785,000	17/07/2024
2	9 George St GEELONG WEST 3218	$740,000	13/06/2024
3	86 Waratah St GEELONG WEST 3218	$745,000	28/02/2024

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: 22/04/2025 13:17

17 Calder Street, Manifold Heights Vic 3218

Marcus Falconer
5222 7772
0417 376 025
mfalconer@hodges.com.au



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Property Type: House (Previously Occupied - Detached)
Land Size: 518 sqm approx

Agent Comments

Indicative Selling Price
$749,000 - $799,000
Median House Price
22/04/2024 - 21/04/2025: $1,275,000

Comparable Properties



67 Yuille St GEELONG WEST 3218 (REI/VG)

3 2 -

Price: $785,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 263 sqm approx

Agent Comments



9 George St GEELONG WEST 3218 (REI)

3 1 1

Price: $740,000
Method: Private Sale
Date: 13/06/2024
Property Type: House

Agent Comments



86 Waratah St GEELONG WEST 3218 (REI/VG)

3 1 2

Price: $745,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 489 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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