# 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<br>Including suburb and postcode | 32 Walter Street, East Geelong VIC 3219 |

## Indicative selling price

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

Range between $1,270,000 & $1,300,000

## Median sale price

Median price $787,500 Property Type House Suburb East Geelong

Period - From 27/04/2025 to 25/10/2025 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 |
|---|---|---|
| 260 Kilgour Street East Geelong VIC 3219 | $1,240,000 | 11/07/2025 |
| 147 McKillop Street Geelong VIC 3220 | $1,345,000 | 24/09/2025 |
| 418 Ryrie Street East Geelong VIC 3219 | $1,470,000 | 25/10/2025 |

This Statement of Information was prepared on: 27/10/2025