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	10 Walter Street, East Geelong VIC 3219

Indicative selling price

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

Range between $739,000 & $779,000

Median sale price

Median price $780,000 Property Type House Suburb East Geelong

Period - From 09/03/2025 to 09/09/2025 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
416 Myers Street, East Geelong	$780,000	12/06/2025
209 Mckillop Street, East Geelong	$781,000	24/05/2025
2 McIntyre Street, East Geelong	$765,000	13/05/2025

This Statement of Information was prepared on: 10/09/2025