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	502 Ryrie Street, East Geelong VIC 3219

Indicative selling price

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

Range between $990,000 & $1,045,000

Median sale price

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

Period - From 20/04/2025 to 19/10/2025 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
12 Lindon Street East Geelong VIC 3219	$1,003,000	11/10/2025
51 Bourke Crescent Geelong VIC 3220	$1,047,500	21/05/2025
21 Thorne Street East Geelong VIC 3219	$1,080,000	09/08/2025

This Statement of Information was prepared on: 20/10/2025