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	51 Mcdougall Street, Geelong West Vic 3218

Indicative selling price

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

Range between $649,000 & $699,000

Median sale price

Median price $859,000 Property Type House Suburb Geelong West

Period - From 08/11/2024 to 07/11/2025 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	18 Waterloo St GEELONG WEST 3218	$650,000	07/08/2025
2	56 Catherine St GEELONG WEST 3218	$661,000	05/07/2025
3	103 Waratah St GEELONG WEST 3218	$680,000	13/10/2024

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: 08/11/2025 17:00

51 Mcdougall Street, Geelong West Vic 3218

JellisCraig



2 1 1

Property Type: House
Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price
$649,000 - $699,000
Median House Price
08/11/2024 - 07/11/2025: $859,000

Comparable Properties



18 Waterloo St GEELONG WEST 3218 (REI/VG)

2 1 -

Price: $650,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: House (Res)
Land Size: 257 sqm approx

Agent Comments



56 Catherine St GEELONG WEST 3218 (REI/VG)

2 1 1

Price: $661,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



103 Waratah St GEELONG WEST 3218 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Land Size: 291 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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