

## 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

116 ORMOND ROAD EAST GEELONG VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

East Geelong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

9A LOMOND TERRACE EAST GEELONG VIC 3219	\$780,000	02-Sep-24
47 MCDONALD STREET EAST GEELONG VIC 3219	\$912,500	28-Jun-24
23 WATSONS ROAD NEWCOMB VIC 3219	\$690,000	14-May-24

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: 03 June 2025

Sale Team

M 038351 6300

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**9A LOMOND TERRACE EAST  
GEELONG VIC 3219**

 3  2  2

Sold Price **\$780,000** Sold Date **02-Sep-24**

Distance **0.19km**



**47 MCDONALD STREET EAST  
GEELONG VIC 3219**

 3  2  2

Sold Price **\$912,500** Sold Date **28-Jun-24**

Distance **0.72km**



**23 WATSONS ROAD NEWCOMB  
VIC 3219**

 3  2  2

Sold Price **\$690,000** Sold Date **14-May-24**

Distance **0.77km**



**7 MCDONALD STREET EAST  
GEELONG VIC 3219**

 3  2  2

Sold Price **\$1,280,000** Sold Date **02-Aug-24**

Distance **0.92km**



**10 MYRTLE AVENUE NEWCOMB  
VIC 3219**

 3  2  2

Sold Price **\$925,000** Sold Date **03-Dec-23**

Distance **0.93km**



**132 GARDEN STREET GEELONG  
VIC 3220**

 3  2  2

Sold Price **\$1,000,000** Sold Date **23-Dec-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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**17 BOURKE CRESCENT GEELONG  
VIC 3220**

3 2 2

Sold Price

**\$910,000**

Sold Date

**27-Feb-25**

Distance

**1.42km**



**14 SYDNEY AVENUE GEELONG VIC  
3220**

3 2 2

Sold Price

**\$1,050,000**

Sold Date

**01-Feb-24**

Distance

**1.46km**



**44 ANTHONY STREET NEWCOMB  
VIC 3219**

3 2 2

Sold Price

**\$677,000**

Sold Date

**26-Nov-24**

Distance

**1.73km**



**8 GARNFIELD PLACE ST ALBANS  
PARK VIC 3219**

3 2 2

Sold Price

**\$730,000**

Sold Date

**14-Sep-24**

Distance

**2.45km**



**12 PARK CRESCENT SOUTH  
GEELONG VIC 3220**

3 2 2

Sold Price

**\$995,000**

Sold Date

**15-Apr-25**

Distance

**2.47km**

RS = Recent sale

UN = Undisclosed Sale

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