

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

23 GIRTON CRESCENT MANIFOLD HEIGHTS VIC 3218

Indicative selling price

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

Single Price

or range
between

\$1,385,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,500

Property type

House

Suburb

Manifold Heights

Period-from

01 Nov 2024

to

31 Oct 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 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 SHARP STREET NEWTOWN VIC 3220	\$1,450,000	30-Oct-24
38 GEORGE STREET GEELONG WEST VIC 3218	\$1,425,000	11-Sep-25
339 RYRIE STREET GEELONG VIC 3220	\$1,462,500	19-Nov-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: 05 November 2025



1 SHARP STREET NEWTOWN VIC 3220

 4  2  2

Sold Price

\$1,450,000

Sold Date

30-Oct-24

Distance

2.33km



38 GEORGE STREET GEELONG WEST VIC 3218

 3  2  2

Sold Price

\$1,425,000

Sold Date

11-Sep-25

Distance

0.64km



339 RYRIE STREET GEELONG VIC 3220

 5  3  2

Sold Price

\$1,462,500

Sold Date

19-Nov-24

Distance

3.34km

RS = Recent sale

UN = Undisclosed Sale

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