

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

361 RYRIE STREET GEELONG VIC 3220

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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Geelong

Period-from

01 Oct 2024

to

30 Sep 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

310 MYERS STREET EAST GEELONG VIC 3219	\$1,550,000	16-May-25
370 MYERS STREET EAST GEELONG VIC 3219	\$1,530,000	10-Sep-25
24 WATTLETREE ROAD DRUMCONDRA VIC 3215	\$1,515,000	26-Jun-25

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 October 2025



310 MYERS STREET EAST
GEELONG VIC 3219

4 2 2

Sold Price **\$1,550,000** Sold Date **16-May-25**

Distance **0.61km**



370 MYERS STREET EAST
GEELONG VIC 3219

4 3 4

Sold Price ^{RS} **\$1,530,000** Sold Date **10-Sep-25**

Distance **1.01km**



24 WATTLETREE ROAD
DRUMCONDRA VIC 3215

4 1 2

Sold Price **\$1,515,000** Sold Date **26-Jun-25**

Distance **2.81km**

RS = Recent sale UN = Undisclosed Sale

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