

# 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

1/13 Mowat Street, Geelong West Vic 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$544,500

### Median sale price

Median price \$847,750

Property Type House

Suburb Geelong West

Period - From 01/04/2025

to 30/06/2025

Source REIV

### 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	15a Osborne Av NORTH GEELONG 3215	\$500,000	05/05/2025
2	51 Walsgott St NORTH GEELONG 3215	\$515,000	05/09/2024
3	22 Pattison Av NORTH GEELONG 3215	\$535,000	18/03/2024

**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:

08/07/2025 16:40



2 1 1

**Property Type:** House  
**Land Size:** 210 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$544,500  
**Median House Price**  
June quarter 2025: \$847,750

## Comparable Properties



**15a Osborne Av NORTH GEELONG 3215 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House  
**Land Size:** 263 sqm approx



**51 Walsgott St NORTH GEELONG 3215 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 05/09/2024  
**Property Type:** House  
**Land Size:** 646 sqm approx



**22 Pattison Av NORTH GEELONG 3215 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** House  
**Land Size:** 524 sqm approx

**Account - Jellis Craig** | P: 03 5222 7325