

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

80 Balliang Street, South Geelong Vic 3220

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

South Geelong

Period - From

01/07/2024

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	2 Westcott PI NEWTOWN 3220	\$825,000	18/07/2025
2	37 Lupton St GEELONG WEST 3218	\$790,000	12/06/2025
3	20 Maud St GEELONG 3220	\$765,000	05/04/2025

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:

06/08/2025 11:28



 3  1  2

Property Type: House
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
Year ending June 2025: \$890,000

Comparable Properties



2 Westcott PI NEWTOWN 3220 (REI)

Agent Comments

 3  1  1

Price: \$825,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 262 sqm approx



37 Lupton St GEELONG WEST 3218 (REI/VG)

Agent Comments

 3  1  1

Price: \$790,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 259 sqm approx



20 Maud St GEELONG 3220 (REI/VG)

Agent Comments

 3  1  1

Price: \$765,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 303 sqm approx