

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

61 Gertrude Street, Geelong West Vic 3218

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$925,000

Property Type

House

Suburb

Geelong West

Period - From

01/01/2025

to

31/03/2025

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	84 Aphrasia St NEWTOWN 3220	\$1,895,000	17/06/2025
2	166-168 West Fyans St NEWTOWN 3220	\$1,850,000	13/05/2025
3	226 Noble St NEWTOWN 3220	\$1,900,000	06/12/2024

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:

02/07/2025 15:11



3 2 2

Property Type: House (Res)
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
March quarter 2025: \$925,000

Comparable Properties



84 Aphrasia St NEWTOWN 3220 (REI)

Agent Comments

3 1 4

Price: \$1,895,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 771 sqm approx



166-168 West Fyans St NEWTOWN 3220 (REI)

Agent Comments

3 1 3

Price: \$1,850,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 1561 sqm approx



226 Noble St NEWTOWN 3220 (REI/VG)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 669 sqm approx