

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

21 Thorne Street, East Geelong Vic 3219

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$851,000 Property Type House Suburb East Geelong

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	51 Bourke Cr GEELONG 3220	\$1,047,500	21/05/2025
2	357 Myers St EAST GEELONG 3219	\$1,120,000	06/08/2024
3	13 Mcdonald St EAST GEELONG 3219	\$1,001,000	10/02/2024

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:

14/07/2025 15:35



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Property Type: House (Res)
Land Size: 353 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2025: \$851,000

Comparable Properties



51 Bourke Cr GEEELONG 3220 (REI/VG)

Agent Comments

3 1 1

Price: \$1,047,500
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 533 sqm approx



357 Myers St EAST GEEELONG 3219 (REI/VG)

Agent Comments

3 2 1

Price: \$1,120,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 467 sqm approx



13 Mcdonald St EAST GEEELONG 3219 (REI/VG)

Agent Comments

3 2 1

Price: \$1,001,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 414 sqm approx