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	21 Thorne Street, East Geelong Vic 3219
Including suburb or	
locality and postcode	

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	Sou	irce 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













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 GEELONG 3220 (REI/VG)







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



357 Myers St EAST GEELONG 3219 (REI/VG)







Agent Comments

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



13 Mcdonald St EAST GEELONG 3219 (REI/VG)





Price: \$1,001,000 Method: Auction Sale Date: 10/02/2024

Property Type: House (Res) Land Size: 414 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5222 7325





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