

# 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 Villamanta 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 \$1,175,000

&

\$1,225,000

### 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	111 Autumn St GEELONG WEST 3218	\$1,200,000	10/05/2025
2	140 Autumn St GEELONG WEST 3218	\$1,225,000	25/01/2025
3	24 Crofton St GEELONG WEST 3218	\$1,175,000	08/10/2024

**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:

11/07/2025 10:50



4 2 2

Property Type: House  
Land Size: 374 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,175,000 - \$1,225,000  
Median House Price  
June quarter 2025: \$847,750

## Comparable Properties



111 Autumn St GEELONG WEST 3218 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000  
Method: Sold Before Auction  
Date: 10/05/2025  
Property Type: House (Res)  
Land Size: 393 sqm approx



140 Autumn St GEELONG WEST 3218 (REI/VG)

Agent Comments

3 2 1

Price: \$1,225,000  
Method: Private Sale  
Date: 25/01/2025  
Property Type: House  
Land Size: 267 sqm approx



24 Crofton St GEELONG WEST 3218 (REI/VG)

Agent Comments

4 2 1

Price: \$1,175,000  
Method: Private Sale  
Date: 08/10/2024  
Property Type: House (Res)  
Land Size: 390 sqm approx