Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Villamanta Street, Geelong West Vic 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,175,000		&		\$1,225,0	00			
Median sale p	ian sale price								
Median price	\$847,750	Pro	operty Type	Hous	se		Suburb	Geelong West	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



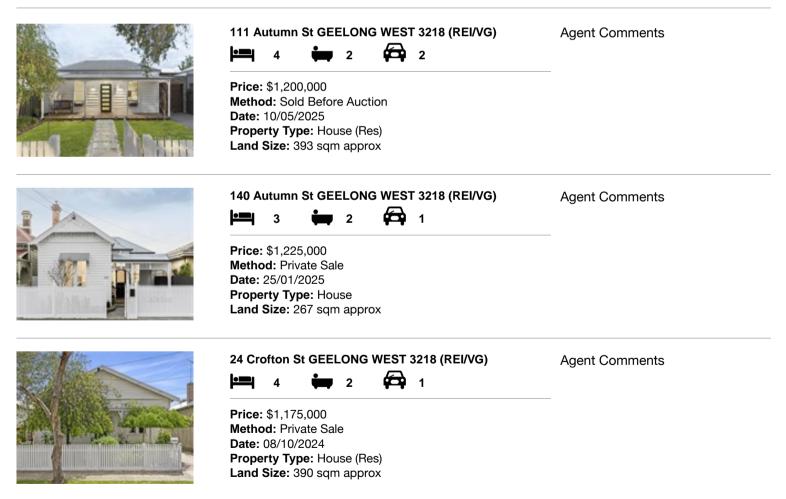






Property Type: House Land Size: 374 sqm approx Agent Comments Indicative Selling Price \$1,175,000 - \$1,225,000 Median House Price June quarter 2025: \$847,750

Comparable Properties



Account - Jellis Craig | P: 03 5222 7325



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