

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

6 ADDIS Street Geelong West

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 745,000

or range between

&

Median sale price

Median price \$800,000

Property type 3 Bed House

Suburb Geelong West 3218

Period - From Oct 2024

to

Sept 2025

Source REA

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
145 Elizabeth Street Geelong West VIC 3218 (3/1/1)	\$774,000	28 June 2025
7 McNicol Street, Geelong West VIC 3218 (3/1/1)	\$882,000	26 July 2024
20 Clarence Street, Geelong West VIC 3218 (LAND 417m2 @ 9m wide)	\$675,000	18 Sept 2025

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: 17/10/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*