

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 and
postcode

3/380 RYRIE STREET EAST GEELONG VIC 3219

Indicative selling price

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

Single Price

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

East Geelong

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

19 MEAKIN STREET EAST GEELONG VIC 3219	\$1,501,000	27-Apr-26
120 GARDEN STREET GEELONG VIC 3220	\$1,595,000	29-Apr-26
74 FITZROY STREET GEELONG VIC 3220	\$1,500,000	15-May-26

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: 03 September 2026



**19 MEAKIN STREET EAST
GEELONG VIC 3219**

 4  2  1

Sold Price

\$1,501,000

Sold Date

27-Apr-26

Distance

0.71km



**120 GARDEN STREET GEELONG
VIC 3220**

 4  2  2

Sold Price

^{RS} **\$1,595,000**

Sold Date

29-Apr-26

Distance

0.63km



**74 FITZROY STREET GEELONG VIC
3220**

 4  2  4

Sold Price

\$1,500,000

Sold Date

15-May-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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