

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

21 WATERLOO STREET GEELONG WEST VIC 3218

Indicative selling price

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

Single Price		or range between	\$780,000	&	\$850,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$840,000	Property type	House	Suburb	Geelong West
Period-from	01 Jan 2025	to	31 Dec 2025	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
16 PRESTON STREET GEELONG WEST VIC 3218	\$810,000	22-Nov-25
24 WARATAH STREET GEELONG WEST VIC 3218	\$840,500	25-Oct-25
24 CATHERINE STREET GEELONG WEST VIC 3218	\$816,000	29-Mar-25

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: 23 January 2026

GARTLAND

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**16 PRESTON STREET GEELONG
WEST VIC 3218**

3 1 1

Sold Price

^{RS} **\$810,000** Sold Date **22-Nov-25**

Distance **0.46km**



**24 WARATAH STREET GEELONG
WEST VIC 3218**

3 1 2

Sold Price

^{RS} **\$840,500** Sold Date **25-Oct-25**

Distance **0.53km**



**24 CATHERINE STREET GEELONG
WEST VIC 3218**

3 1 1

Sold Price

\$816,000 Sold Date **29-Mar-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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