

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

400 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

East Geelong

Period-from

01 Feb 2025

to

31 Jan 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

32 WALTER STREET EAST GEELONG VIC 3219	\$1,290,000	07-Nov-25
166 VERNER STREET GEELONG VIC 3220	\$1,275,000	15-Dec-25
260 KILGOUR STREET EAST GEELONG VIC 3219	\$1,240,000	11-Jul-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: 17 February 2026



**32 WALTER STREET EAST
GEELONG VIC 3219**

4 2 4

Sold Price

\$1,290,000

Sold Date **07-Nov-25**

Distance **1.06km**



**166 VERNER STREET GEELONG VIC
3220**

4 2 2

Sold Price

^{RS} **\$1,275,000** ^{UN}

Sold Date **15-Dec-25**

Distance **1.12km**



**260 KILGOUR STREET EAST
GEELONG VIC 3219**

3 2 1

Sold Price

\$1,240,000

Sold Date **11-Jul-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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