

## 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

220 SHANNON AVENUE GEELONG WEST VIC 3218

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,000

Property type

House

Suburb

Geelong West

Period-from

01 Jun 2025

to

31 May 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

17 WILLIAM STREET NEWTOWN VIC 3220	\$1,195,000	21-Feb-26
81 ISABELLA STREET GEELONG WEST VIC 3218	\$1,150,000	22-Dec-25
50 WELLER STREET GEELONG WEST VIC 3218	\$1,176,000	07-Nov-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: 19 June 2026



**17 WILLIAM STREET NEWTOWN  
VIC 3220**

4 2 1

Sold Price **\$1,195,000** Sold Date **21-Feb-26**

Distance **0.63km**



**81 ISABELLA STREET GEELONG  
WEST VIC 3218**

4 2 1

Sold Price **\$1,150,000** Sold Date **22-Dec-25**

Distance **1.23km**



**50 WELLER STREET GEELONG  
WEST VIC 3218**

4 2 1

Sold Price **\$1,176,000** Sold Date **07-Nov-25**

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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