

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

2/404 MYERS 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

East Geelong

Period-from

01 Jul 2025

to

30 Jun 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

6/436 RYRIE STREET EAST GEELONG VIC 3219	\$395,000	24-Feb-26
NORMANBY STREET EAST GEELONG VIC 3219	\$405,000	11-Dec-25
1/69 NORMANBY STREET EAST GEELONG VIC 3219	\$405,000	11-Dec-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: 16 July 2026



**6/436 RYRIE STREET EAST
GEELONG VIC 3219**

1 1 1

Sold Price

\$395,000

Sold Date **24-Feb-26**

Distance

0.77km



**NORMANBY STREET EAST
GEELONG VIC 3219**

1 - -

Sold Price

\$405,000

Sold Date **11-Dec-25**

Distance

1.04km



**1/69 NORMANBY STREET EAST
GEELONG VIC 3219**

1 1 1

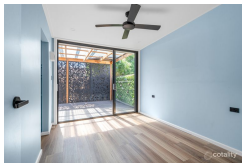
Sold Price

Sold Date

11-Dec-25

Distance

1.05km



**4/8 HILLFORD STREET NEWCOMB
VIC 3219**

1 1 1

Sold Price

\$390,000

Sold Date **06-Feb-25**

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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