

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

1201/44 RYRIE STREET GEELONG VIC 3220

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

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

1602/18 CAVENDISH STREET GEELONG VIC 3220	\$900,000	22-Apr-26
505/120 BROUGHAM STREET GEELONG VIC 3220	\$975,000	11-Apr-25
502/1 YORK STREET GEELONG VIC 3220	\$910,000	05-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: 08 September 2026



**1602/18 CAVENDISH STREET
GEELONG VIC 3220**

 2  2  1

Sold Price

\$900,000

Sold Date

22-Apr-26

Distance

0.7km



**505/120 BROUGHAM STREET
GEELONG VIC 3220**

 2  2  1

Sold Price

\$975,000

Sold Date

11-Apr-25

Distance

0.98km



**502/1 YORK STREET GEELONG VIC
3220**

 2  2  1

Sold Price

\$910,000

Sold Date

05-Nov-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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