

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Hopkins Street, South Geelong Vic 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$679,000

&

\$719,000

Median sale price

Median price \$815,000

Property Type House

Suburb South Geelong

Period - From 02/06/2024

to

01/06/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	8/3 Hermitage Rd NEWTOWN 3220	\$700,000	17/03/2025
2	79 Little Myers St GEELONG 3220	\$729,000	27/02/2025
3	1/149 Kilgour St GEELONG 3220	\$680,000	31/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/06/2025 14:46



Property Type: House (Previously Occupied - Detached)
Land Size: 171 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$679,000 - \$719,000
Median House Price
02/06/2024 - 01/06/2025: \$815,000

Comparable Properties



8/3 Hermitage Rd NEWTOWN 3220 (REI/VG)

[Agent Comments](#)



Price: \$700,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Res)
Land Size: 198 sqm approx



79 Little Myers St GEELONG 3220 (REI/VG)

[Agent Comments](#)



Price: \$729,000
Method: Private Sale
Date: 27/02/2025
Property Type: Townhouse (Single)
Land Size: 164 sqm approx



1/149 Kilgour St GEELONG 3220 (REI/VG)

[Agent Comments](#)



Price: \$680,000
Method: Private Sale
Date: 31/01/2025
Property Type: Townhouse (Single)
Land Size: 268 sqm approx