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	2/12 HERNE STREET MANIFOLD HEIGHTS VIC 3218

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	$995,000	&	$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Manifold Heights
Period-from	01 Apr 2025	to	31 Mar 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
2/201 HOPE STREET GEELONG WEST VIC 3218	$1,250,000	05-Feb-26
1/53 STINTON AVENUE NEWTOWN VIC 3220	$1,080,000	17-Mar-26
14 BOWLERS AVENUE GEELONG WEST VIC 3218	$1,000,000	29-Aug-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: 29 April 2026

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2/201 HOPE STREET GEELONG WEST VIC 3218

4 2 2

Sold Price **$1,250,000** Sold Date **05-Feb-26**

Distance **1.05km**

1/53 STINTON AVENUE NEWTOWN VIC 3220

4 2 2

Sold Price RS **$1,080,000** UN Sold Date **17-Mar-26**

Distance **2.88km**

14 BOWLERS AVENUE GEELONG WEST VIC 3218

3 2 2

Sold Price **$1,000,000** Sold Date **29-Aug-25**

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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