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	3 Mowat Street, Geelong West Vic 3218
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price	\$925,000	Pro	perty Type	House		Suburb	Geelong West
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	230 Shannon Av GEELONG WEST 3218	\$1,190,000	24/04/2025
2	3a Craddock St NORTH GEELONG 3215	\$1,165,000	31/01/2025
3	30 Edward St RIPPLESIDE 3215	\$1,185,000	12/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/05/2025 14:03













Property Type: Agent Comments

Indicative Selling Price \$1,200,000 **Median House Price** March quarter 2025: \$925,000

Comparable Properties



230 Shannon Av GEELONG WEST 3218 (REI)





Agent Comments

Price: \$1,190,000 Method: Private Sale Date: 24/04/2025 **Property Type:** House Land Size: 475 sqm approx



3a Craddock St NORTH GEELONG 3215 (REI/VG)







Price: \$1,165,000

Method: Sold Before Auction

Date: 31/01/2025

Property Type: House (Res) Land Size: 606 sqm approx

Agent Comments



30 Edward St RIPPLESIDE 3215 (REI/VG)







Agent Comments

Price: \$1,185,000 Method: Private Sale Date: 12/09/2024

Property Type: House (Res) Land Size: 433 sqm approx

Account - Jellis Craig | P: 03 5222 7325





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.