

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 or
locality and postcode

39 Weller Street, Geelong West Vic 3218

Indicative selling price

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

Range between \$799,000 & \$849,000

Median sale price

Median price \$925,000

Property 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	Price	Date of sale
1	57a French St GEELONG WEST 3218	\$820,000	21/03/2025
2	93 Waratah St GEELONG WEST 3218	\$840,000	08/10/2024
3	232 Shannon Av GEELONG WEST 3218	\$800,000	11/01/2024

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:

29/05/2025 13:43



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Property Type: House
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$799,000 - \$849,000
Median House Price
March quarter 2025: \$925,000

Comparable Properties



57a French St GEELONG WEST 3218 (REI/VG)

Agent Comments

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Price: \$820,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 390 sqm approx



93 Waratah St GEELONG WEST 3218 (REI)

Agent Comments

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Price: \$840,000
Method: Private Sale
Date: 08/10/2024
Property Type: House



232 Shannon Av GEELONG WEST 3218 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 11/01/2024
Property Type: House (Res)
Land Size: 448 sqm approx

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