

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

44 SHANNON AVENUE GEELONG WEST 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

\$889,000

&

\$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Geelong West

Period-from

01 Mar 2025

to

28 Feb 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

10 WELLINGTON STREET GEELONG WEST VIC 3218	\$926,000	03-Jul-25
141 HOPE STREET GEELONG WEST VIC 3218	\$910,000	06-Mar-25
106 GERTRUDE STREET GEELONG WEST VIC 3218	\$910,000	18-Feb-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: 24 March 2026



10 WELLINGTON STREET GEELONG WEST VIC 3218

 3  1  1

Sold Price

\$926,000

Sold Date

03-Jul-25

Distance

1.44km



141 HOPE STREET GEELONG WEST VIC 3218

 3  2  1

Sold Price

\$910,000

Sold Date

06-Mar-25

Distance

1.11km



106 GERTRUDE STREET GEELONG WEST VIC 3218

 3  2  1

Sold Price

Sold Date

18-Feb-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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