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<br>Including suburb and postcode | 116 ORMOND ROAD EAST GEELONG VIC 3219 |

## 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 | $658,900 | & | $658,900 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $853,000 | Property type | House | Suburb | East Geelong |
| Period-from | 01 Jun 2025 | to | 31 May 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 |
|---|---|---|
| 15A MARTIN STREET EAST GEELONG VIC 3219 | $658,900 | 25-Feb-26 |
| 43 MCDONALD STREET EAST GEELONG VIC 3219 | $660,000 | 06-Feb-26 |
| 58 ORMOND ROAD EAST GEELONG VIC 3219 | $700,000 | 16-Dec-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: 01 June 2026

Property Reports
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**15A MARTIN STREET EAST GEELONG VIC 3219**

3 1 -

Sold Price **$690,000** Sold Date **25-Feb-26**

Distance **0.68km**

**43 MCDONALD STREET EAST GEELONG VIC 3219**

3 2 2

Sold Price **$660,000** Sold Date **06-Feb-26**

Distance **0.75km**

**58 ORMOND ROAD EAST GEELONG VIC 3219**

3 1 1

Sold Price **$700,000** Sold Date **16-Dec-25**

Distance **0.58km**

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

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