

## 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  
302/10 BELLERINE STREET GEELONG VIC 3220

### 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  \$425,000 &  \$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Unit	Suburb <input type="text"/> Geelong
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
11/10 FITZROY STREET GEELONG VIC 3220	\$430,000	12-May-25
1A/8-10 MCLARTY PLACE GEELONG VIC 3220	\$450,000	28-Oct-25
302/146 BELLERINE STREET GEELONG VIC 3220	\$445,000	24-Sep-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: 12 January 2026



**11/10 FITZROY STREET GEELONG  
VIC 3220**

1 1 1

Sold Price

**\$430,000** Sold Date **12-May-25**

Distance **0.45km**



**1A/8-10 MCLARTY PLACE  
GEELONG VIC 3220**

1 1 -

Sold Price

**\$450,000** Sold Date **28-Oct-25**

Distance **0.56km**



**302/146 BELLERINE STREET  
GEELONG VIC 3220**

1 1 1

Sold Price

**\$445,000** Sold Date **24-Sep-25**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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