

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

2 VICTORY PLACE SOUTH 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

\$1,295,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

South Geelong

Period-from

01 Feb 2025

to

31 Jan 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

4/5 BALMORAL CRESCENT RIPPLESIDE VIC 3215	\$1,285,000	21-Jul-25
1/39 MARSHALL STREET NEWTOWN VIC 3220	\$1,245,000	29-Mar-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: 10 February 2026



4/5 BALMORAL CRESCENT RIPPLESIDE VIC 3215

 3  2  2

Sold Price **\$1,285,000** Sold Date **21-Jul-25**

Distance **3.94km**



1/39 MARSHALL STREET NEWTOWN VIC 3220

 3  2  2

Sold Price **\$1,245,000** Sold Date **29-Mar-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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