

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

68 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

\$899,000

&

\$949,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Geelong West

Period-from

01 Sep 2024

to

31 Aug 2025

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

27 ANN STREET GEELONG WEST VIC 3218	\$882,000	04-Jun-25
88 ELIZABETH STREET GEELONG WEST VIC 3218	\$935,000	13-Apr-24
80 BRITANNIA STREET GEELONG WEST VIC 3218	\$870,000	29-Apr-24

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: 08 September 2025



27 ANN STREET GEELONG WEST VIC 3218

4 2 1

Sold Price

^{RS}

\$882,000

Sold Date

04-Jun-25

Distance

0.22km



88 ELIZABETH STREET GEELONG WEST VIC 3218

4 2 2

Sold Price

\$935,000

Sold Date

13-Apr-24

Distance

0.29km



80 BRITANNIA STREET GEELONG WEST VIC 3218

3 1 3

Sold Price

\$870,000

Sold Date

29-Apr-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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