

## 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

404/120 BROUGHAM STREET GEELONG VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Geelong

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

503/120 BROUGHAM STREET GEELONG VIC 3220	\$1,215,000	20-Jun-25
602/44 RYRIE STREET GEELONG VIC 3220	\$1,150,000	14-Mar-25
3/5 BALMORAL CRESCENT RIPPLESIDE VIC 3215	\$1,200,000	13-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: 30 March 2026



**503/120 BROUGHAM STREET  
GEELONG VIC 3220**

 3  2  1

Sold Price **\$1,215,000** Sold Date **20-Jun-25**

Distance **0km**



**602/44 RYRIE STREET GEELONG  
VIC 3220**

 3  2  2

Sold Price **\$1,150,000** Sold Date **14-Mar-25**

Distance **0.97km**



**3/5 BALMORAL CRESCENT  
RIPPLESIDE VIC 3215**

 3  2  2

Sold Price **\$1,200,000** Sold Date **13-Feb-25**

Distance **2.48km**

RS = Recent sale      UN = Undisclosed Sale

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