Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Stubbs Avenue, North Geelong VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $749,000 & $799,000

Median sale price

Median price $725,500 Property Type House Suburb North Geelong

Period - From 02/09/2025 to 01/03/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
50 Saywell Street North Geelong VIC 3215	$730,000	20/11/2025
52 Saywell Street North Geelong VIC 3215	$721,000	06/02/2026
18 Guthrie Avenue North Geelong VIC 3215	$770,000	15/04/2025

This Statement of Information was prepared on: 02/03/2026