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	30 Coxon Parade, North Geelong VIC 3215

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $640,000 Property Type House Suburb North Geelong

Period - From 29/07/2025 to 28/01/2026 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 eighteen 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
24 Waratah Street Geelong West VIC 3218	$840,500	25/10/2025
16 Preston Street Geelong West VIC 3218	$810,000	22/11/2025
127 Isabella Street Geelong West VIC 3218	$780,000	11/10/2025

This Statement of Information was prepared on: 29/01/2026