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	31b Giddings Street, North Geelong VIC 3215

Indicative selling price

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

Range between $779,000 & $799,000

Median sale price

Median price $510,000 Property Type Unit Suburb North Geelong

Period - From 01/12/2025 to 31/05/2026 Source Cotality™

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

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 eighteen months.

Address of comparable property	Price	Date of sale
3A Toyne Avenue Hamlyn Heights VIC 3215	$810,000	24/02/2026
3B Toyne Avenue Hamlyn Heights VIC 3215	$828,000	07/02/2026

This Statement of Information was prepared on: 01/06/2026