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	23 Craddock Street, 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 $661,000 Property Type House Suburb North Geelong

Period - From 23/08/2025 to 22/02/2026 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
35 Stubbs Avenue, North Geelong	$845,000	12/02/2026
8 Walsgott Street North Geelong VIC 3215	$801,000	27/01/2026
10 Everett Close Herne Hill VIC 3218	$810,000	22/01/2026

This Statement of Information was prepared on: 23/02/2026