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	331 Ryrie Street, Geelong VIC 3220

Indicative selling price

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

Range between $695,000 & $750,000

Median sale price

Median price $873,000 Property Type House Suburb Geelong

Period - From 21/01/2026 to 20/07/2026 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
2 Walls Street Geelong VIC 3220	$715,000	20/04/2026
223 McKillop Street East Geelong VIC 3219	$699,000	01/05/2026
296 McKillop Street East Geelong VIC 3219	$700,000	20/03/2026

This Statement of Information was prepared on: 21/07/2026