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	112 Rutledge Boulevard, North Geelong VIC 3215

Indicative selling price

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

Range between $899,000 & $949,000

Median sale price

Median price $675,500 Property Type House Suburb North Geelong

Period - From 11/02/2026 to 10/08/2026 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
100 Rutledge Boulevard, North Geelong	$900,000	14/03/2026
114 Rutledge Boulevard, North Geelong	$915,000	31/05/2026
22-24 Wurrook Circuit, North Geelong	$845,500	22/06/2026

This Statement of Information was prepared on: 11/08/2026