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	92 Gertrude Street, Geelong West VIC 3218

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 $856,250 Property Type House Suburb Geelong West

Period - From 01/03/2026 to 31/08/2026 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
51 Albert Street Geelong West VIC 3218	$785,000	24/03/2026
27 Catherine Street Geelong West VIC 3218	$697,000	21/03/2026
21 Waratah Street Geelong West VIC 3218	$765,000	01/07/2026

This Statement of Information was prepared on: 01/09/2026