Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/17 Addis Street, Geelong West VIC 3218

Indicative selling price

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

Range between $749,000 & $789,000

Median sale price

Median price $840,000 Property Type Other Suburb Geelong West

Period - From 18/06/2025 to 17/12/2025 Source Cotality™

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
14/10-12 Britannia Street Geelong West VIC 3218	$770,000	10/11/2025
117 Gertrude Street Geelong West VIC 3218	$750,000	29/10/2025
2/17 Addis Street Geelong West VIC 3218	$760,000	23/09/2025

This Statement of Information was prepared on: 18/12/2025