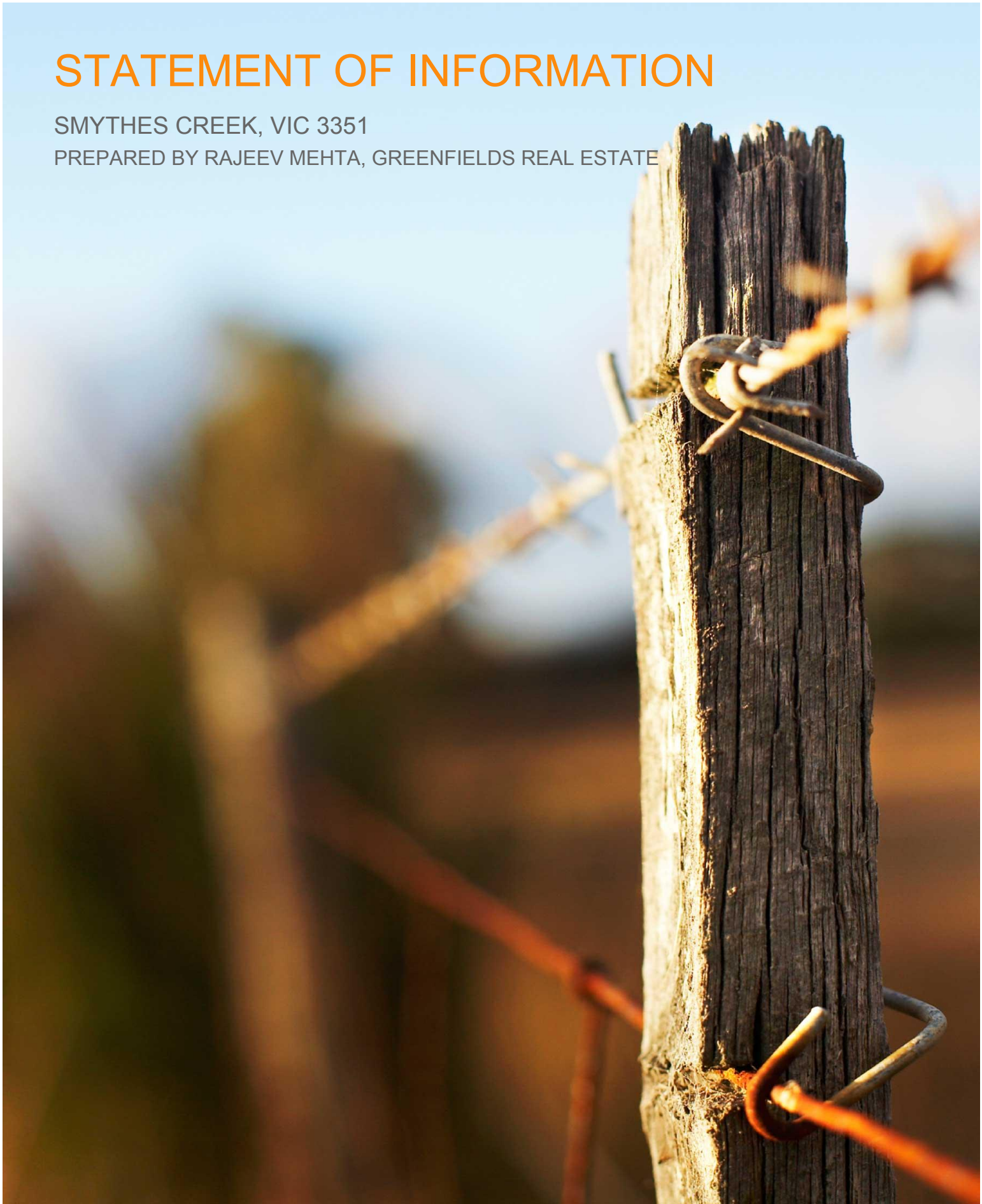


STATEMENT OF INFORMATION

SMYTHES CREEK, VIC 3351

PREPARED BY RAJEEV MEHTA, GREENFIELDS REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



SMYTHES CREEK, VIC 3351



Indicative Selling Price

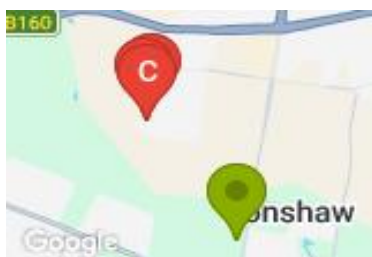
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$450,000

Provided by: Rajeev Mehta, GREENFIELDS REAL ESTATE

MEDIAN SALE PRICE



SMYTHES CREEK, VIC, 3351

Suburb Median Sale Price (Vacant Land)

\$236,250

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 CADILLAC WAY, SMYTHES CREEK, VIC 3351



Sale Price

\$250,075

Sale Date: 02/05/2025

Distance from Property: 1.1km



24 PATRIOT CRES, SMYTHES CREEK, VIC 3351



Sale Price

\$274,000

Sale Date: 29/07/2025

Distance from Property: 1.1km



21 PATRIOT CRES, SMYTHES CREEK, VIC 3351



Sale Price

\$213,525

Sale Date: 30/07/2025

Distance from Property: 1km



This report has been compiled on 23/06/2026 by GREENFIELDS REAL ESTATE. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

SMYTHES CREEK, VIC 3351

Indicative selling price

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

Single Price:

\$450,000

Median sale price

Median price

\$236,250

Property type

Other

Suburb

SMYTHES CREEK

Period

01 April 2025 to 31 March 2026

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

15 CADILLAC WAY, SMYTHES CREEK, VIC 3351	\$250,075	02/05/2025
24 PATRIOT CRES, SMYTHES CREEK, VIC 3351	\$274,000	29/07/2025
21 PATRIOT CRES, SMYTHES CREEK, VIC 3351	\$213,525	30/07/2025

This Statement of Information was prepared on:

23/06/2026