

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 or
locality and postcode

89 Post Office Road, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$895,000 & \$965,000

Median sale price

Median price \$575,000 Property Type House Suburb Smythes Creek

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 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
1	176 Hendersons Rd SMYTHES CREEK 3351	\$935,000	17/10/2025
2	239 Post Office Rd ROSS CREEK 3351	\$910,000	12/08/2025
3	113 Taemore Cl HADDON 3351	\$985,000	29/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/10/2025 12:13