

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
172 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$780,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$982,500 Property type Commercial Suburb Smiths Beach
Period-from 01 Jan 2025 to 31 Dec 2025 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 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
13 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$765,000	06-Jun-25
31 BEACHCOMBER AVENUE SMITHS BEACH VIC 3922	\$770,000	08-Nov-25
48 MARLIN STREET SMITHS BEACH VIC 3922	\$927,000	30-Apr-25

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: 25 January 2026



**13 HOLLYWOOD CRESCENT
SMITHS BEACH VIC 3922**

3 2 2

Sold Price

\$765,000 Sold Date **06-Jun-25**

Distance **0.14km**



**31 BEACHCOMBER AVENUE
SMITHS BEACH VIC 3922**

3 2 1

Sold Price

\$770,000 Sold Date **08-Nov-25**

Distance **0.42km**



48 MARLIN STREET SMITHS BEACH Sold Price
VIC 3922

3 1 2

\$927,000 Sold Date **30-Apr-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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