

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.~~

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**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
VIC 3922**

3 1 2

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

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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