

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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$933,500

Property type

Commercial

Suburb

Smiths Beach

Period-from

01 Mar 2025

to

28 Feb 2026

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

182 SMITHS BEACH ROAD SMITHS BEACH VIC 3922	\$749,000	30-Jan-26
13 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$765,000	06-Jun-25
31 BEACHCOMBER AVENUE SMITHS BEACH VIC 3922	\$770,000	08-Nov-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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182 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

4 2 1

Sold Price

^{RS} **\$749,000** Sold Date **30-Jan-26**

Distance **0.09km**



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**

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

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