

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

2 PASCOE STREET SMYTHESDALE VIC 3351

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Smythesdale

Period-from

01 Feb 2025

to

31 Jan 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

17 LYNCH STREET SMYTHESDALE VIC 3351	\$775,000	17-Jul-25
28 WILLS STREET SMYTHESDALE VIC 3351	\$660,000	02-Dec-25
10 PASCOE STREET SMYTHESDALE VIC 3351	\$640,000	25-Sep-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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**17 LYNCH STREET SMYTHESDALE
VIC 3351**

3 2 2

Sold Price

\$775,000

Sold Date

17-Jul-25

Distance

0.56km



**28 WILLS STREET SMYTHESDALE
VIC 3351**

4 2 2

Sold Price

\$660,000

Sold Date

02-Dec-25

Distance

0.53km



**10 PASCOE STREET SMYTHESDALE
VIC 3351**

3 2 2

Sold Price

\$640,000

Sold Date

25-Sep-25

Distance

0.06km



**32 PASCOE STREET
SMYTHESDALE VIC 3351**

4 2 2

Sold Price

\$740,000

Sold Date

28-Mar-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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