

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

3 DELAGE ROAD SMYTHES CREEK 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Smythes Creek

Period-from

01 Aug 2025

to

31 Jul 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

14 BUICK ROAD SMYTHES CREEK VIC 3351	\$610,000	28-Jul-26
7 KIMBALL STREET SMYTHES CREEK VIC 3351	\$600,000	30-Jun-26
27 BUICK ROAD SMYTHES CREEK VIC 3351	\$600,000	09-Apr-26

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: 10 August 2026



Dean Mifsud
P 03 5333 1144
M 0408886952
E dean.mifsud@raywhite.com



**14 BUICK ROAD SMYTHES CREEK
VIC 3351**

4 2 -

Sold Price

^{RS} **\$610,000**

Sold Date

28-Jul-26

Distance

0.42km



**7 KIMBALL STREET SMYTHES
CREEK VIC 3351**

4 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

30-Jun-26

Distance

0.66km



**27 BUICK ROAD SMYTHES CREEK
VIC 3351**

4 2 2

Sold Price

\$600,000

Sold Date

09-Apr-26

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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