

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

155 KIRKS 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

\$729,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Smythes Creek

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

15 JAMES COURT SMYTHES CREEK VIC 3351	\$810,000	15-Jan-25
38 DOBLE ROAD SMYTHES CREEK VIC 3351	\$859,500	21-Oct-24
70 WYUNA CRESCENT SMYTHES CREEK VIC 3351	\$780,000	17-Mar-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: 10 June 2025



**15 JAMES COURT SMYTHES CREEK
VIC 3351**

Sold Price

\$810,000

Sold Date

15-Jan-25



4



2



-

Distance

1.02km



**38 DOBLE ROAD SMYTHES CREEK
VIC 3351**

Sold Price

\$859,500

Sold Date

21-Oct-24



4



2



4

Distance

1.72km



**70 WYUNA CRESCENT SMYTHES
CREEK VIC 3351**

Sold Price

\$780,000

Sold Date

17-Mar-25



3



2



2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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