

# 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 or  
locality and postcode

22 Frederick Street, Smeaton Vic 3364

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$745,000

&

\$765,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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 eighteen 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
1	424 Kingston Rd KINGSTON 3364	\$740,000	13/03/2025
2	28 Frederick St SMEATON 3364	\$680,500	05/03/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

13/05/2026 10:13

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Rooms:** 2  
**Property Type:** House  
**Land Size:** 2009 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$745,000 - \$765,000  
**No median price available**

## Comparable Properties



**424 Kingston Rd KINGSTON 3364 (REI/VG)**

**Agent Comments**

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**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** House  
**Land Size:** 1152 sqm approx



**28 Frederick St SMEATON 3364 (REI/VG)**

**Agent Comments**

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**Price:** \$680,500  
**Method:** Private Sale  
**Date:** 05/03/2025  
**Property Type:** House  
**Land Size:** 2035 sqm approx

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 eighteen months.

**Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555**



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