

## 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

80 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Smythes Creek

Period-from

01 Jul 2024

to

30 Jun 2025

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

24 MAJESTIC WAY WINTER VALLEY VIC 3358	\$645,000	04-Jun-25
9 BUNIYA STREET BONSHAW VIC 3352	\$650,000	25-Jun-25
8 PARKLAND DRIVE WINTER VALLEY VIC 3358	\$620,000	27-Jun-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: 22 July 2025


**24 MAJESTIC WAY WINTER VALLEY VIC 3358**

 4
  2
  2

Sold Price

**\$645,000**

Sold Date

**04-Jun-25**

Distance

**1.38km**

**9 BUNIYA STREET BONSHAW VIC 3352**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**25-Jun-25**

Distance

**1.69km**

**8 PARKLAND DRIVE WINTER VALLEY VIC 3358**

 4
  2
  3

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**27-Jun-25**

Distance

**1.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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