

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

197 Smiths Beach Road, Smiths Beach Vic 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price*

Median price

Property Type

Suburb

Smiths Beach

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 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
1	11 Phillip Island Rd SUNDERLAND BAY 3922	\$615,000	06/05/2025
2	41 Anglers Rd SUNDERLAND BAY 3922	\$635,000	21/04/2025
3	17 Vision Cirt SUNSET STRIP 3922	\$632,000	26/01/2025

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:

08/07/2025 12:45

* 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.



Property Type: House

Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
No median price available

Comparable Properties



11 Phillip Island Rd SUNDERLAND BAY 3922 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 06/05/2025

Property Type: House

Land Size: 585 sqm approx



41 Anglers Rd SUNDERLAND BAY 3922 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 21/04/2025

Property Type: House

Land Size: 585 sqm approx



17 Vision Cirt SUNSET STRIP 3922 (REI/VG)

Agent Comments



Price: \$632,000

Method: Auction Sale

Date: 26/01/2025

Property Type: House

Land Size: 444 sqm approx

Account - Jellis Craig | P: 03 9870 6211