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	Subt	urb Smiths Beac	:h
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				



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.



Jack Sammut 9870 6211 0433 503 408 jacksammut@jelliscraig.com.au

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





Property Type: House **Agent Comments**

Comparable Properties



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





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)

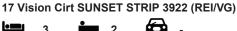






Price: \$635,000 Method: Private Sale Date: 21/04/2025 Property Type: House

Land Size: 585 sqm approx



Agent Comments

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.