

# 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 Finchs Road, 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)

range between

\$530,000

&

\$550,000

### Median sale price

Median price

\$590,000

Property type

House

Suburb

Smythes Creek

Period - From

01/02/2024

to

31/01/2025

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
360 Sago Hill Road, Haddon, VIC 3351	\$490,000	15/09/2024
109 Post Office Road, Smythes Creek, VIC 3351	\$717,000	29/02/2024
1039 Glenelg Highway, Smythes Creek, VIC 3351	\$690,000	13/03/2024

**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: 12/02/2025