

# 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

103 Jollys Hill 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

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$548,000

Property type

House

Suburb

Smythes Creek

Period - From

01/05/2024

to

30/04/2025

Source



PropTrack

### 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
12 Waddell Road, Smythes Creek, VIC 3351	\$1,520,000	08/03/2024
13 Crystal Court, Ross Creek, VIC 3351	\$1,460,000	11/03/2025
36 Kennedys Road, Smythes Creek, VIC 3351	\$1,370,000	03/04/2024

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: 14/05/2025