

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

12 DOLPHIN DRIVE SMITHS BEACH VIC 3922

Indicative selling price

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

Single Price

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$933,500

Property type

House

Suburb

Smiths Beach

Period-from

01 Feb 2025

to

31 Jan 2026

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

43 BARRAMUNDI AVENUE SMITHS BEACH VIC 3922	\$940,000	16-Oct-25
20 HONOLULU AVENUE SMITHS BEACH VIC 3922	\$799,000	10-Nov-25
13 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$765,000	06-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: 18 February 2026



43 BARRAMUNDI AVENUE SMITHS BEACH VIC 3922

3 2 4

Sold Price

\$940,000

Sold Date

16-Oct-25

Distance

0.25km



20 HONOLULU AVENUE SMITHS BEACH VIC 3922

4 2 3

Sold Price

\$799,000

Sold Date

10-Nov-25

Distance

0.53km



13 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922

3 2 2

Sold Price

\$765,000

Sold Date

06-Jun-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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