

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 170 One Tree Hill Road, Smiths Gully Vic 3760  
Including suburb and postcode

### Indicative selling price

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

Range between \$3,650,000 & \$3,950,000

### Median sale price

Median price \$1,675,000 Property Type House Suburb Smiths Gully  
Period - From 18/12/2024 to 17/12/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/12/2025 14:59



**Property Type:** House

Agent Comments

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**Indicative Selling Price**

\$3,650,000 - \$3,950,000

**Median House Price**

18/12/2024 - 17/12/2025: \$1,675,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. 170 One Tree Hill Road, Smiths Gully is a unique property that has five different dwellings on the one parcel of land. There have not been any sales that compare within the last six months.

Account - Whitefox Real Estate | P: 96459699