

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
Including suburb and
postcode

170 One Tree Hill Road, Smiths Gully Vic 3760

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

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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



 9  5  12

Property Type: House
Agent Comments

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.