

## 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

182 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Smiths Beach

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

8 MURRAY STREET SMITHS BEACH VIC 3922	\$730,000	14-Apr-25
28 DOLPHIN DRIVE SMITHS BEACH VIC 3922	\$750,000	31-Dec-24
18 HONOLULU AVENUE SMITHS BEACH VIC 3922	\$880,000	10-Oct-24

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: 23 April 2025



**8 MURRAY STREET SMITHS BEACH  
VIC 3922**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**14-Apr-25**



3



2



2

Distance

**0.11km**



**28 DOLPHIN DRIVE SMITHS BEACH  
VIC 3922**

Sold Price

**\$750,000**

Sold Date

**31-Dec-24**



4



1



-

Distance

**0.29km**



**18 HONOLULU AVENUE SMITHS  
BEACH VIC 3922**

Sold Price

**\$880,000**

Sold Date

**10-Oct-24**



3



2



-

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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