

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

21 Invicta Drive, Smythes Creek, Vic 3351

Indicative selling price

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

range between

\$749,000

&

\$769,000

Median sale price

Median price

\$582,000

Property type

House

Suburb

Smythes Creek

Period - From

01/07/2025

to

30/09/2025

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
36 Howkins Avenue, Winter Valley, VIC 3358	\$725,000	08/06/2025
17 Howkins Avenue, Winter Valley, VIC 3358	\$730,000	03/10/2025
12 Corvara Drive, Winter Valley, VIC 3358	\$750,000	01/08/2025

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:

17/10/2025