

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

28 BARRAMUNDI AVENUE 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Smiths Beach

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 45 MARLIN STREET SMITHS BEACH VIC 3922 | \$710,000 | 11-Apr-25 |
| 28 DOLPHIN DRIVE SMITHS BEACH VIC 3922 | \$750,000 | 31-Dec-24 |
| 21 FLORIDA AVENUE SMITHS BEACH VIC 3922 | \$735,000 | 25-Jun-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: 14 July 2025



45 MARLIN STREET SMITHS BEACH Sold Price **\$710,000** Sold Date **11-Apr-25**
VIC 3922

4 3 2

Distance **0.42km**



28 DOLPHIN DRIVE SMITHS BEACH Sold Price **\$750,000** Sold Date **31-Dec-24**
VIC 3922

4 1 -

Distance **0.14km**



21 FLORIDA AVENUE SMITHS BEACH Sold Price **\$735,000** Sold Date **25-Jun-24**
VIC 3922

2 1 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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