

# 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 or  
locality and postcode

5 Plymouth Way, Smythes Creek Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$308,000

### Median sale price

Median price \$232,440

Property Type Vacant land

Suburb Smythes Creek

Period - From 20/06/2024

to 19/06/2025

Source Property Data

### 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
1	78 Steamboat Av WINTER VALLEY 3358	\$303,000	01/07/2024
2	17 Vivid St WINTER VALLEY 3358	\$309,000	03/05/2024
3	23 Webb Rd BONSHAW 3352	\$305,000	13/02/2024

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:

20/06/2025 11:19



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**Property Type:** Land  
**Land Size:** 540 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$308,000  
**Median Land Price**  
20/06/2024 - 19/06/2025: \$232,440

## Comparable Properties

**78 Steamboat Av WINTER VALLEY 3358 (VG)**

**Agent Comments**

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**Price:** \$303,000  
**Method:** Sale  
**Date:** 01/07/2024  
**Property Type:** Land  
**Land Size:** 505 sqm approx

**17 Vivid St WINTER VALLEY 3358 (VG)**

**Agent Comments**

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**Price:** \$309,000  
**Method:** Sale  
**Date:** 03/05/2024  
**Property Type:** Land  
**Land Size:** 437 sqm approx

**23 Webb Rd BONSHAW 3352 (VG)**

**Agent Comments**

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**Price:** \$305,000  
**Method:** Sale  
**Date:** 13/02/2024  
**Property Type:** Land  
**Land Size:** 517 sqm approx