

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

Single price \$280,000

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:

4th February 2026



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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

- - -

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

- - -

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

- - -

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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559