

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

38 HEALES STREET SMYTHESDALE VIC 3351

Indicative selling price

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

Single Price Range Between &

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text" value="\$520,000"/>	Property type	<input type="text" value="House"/>	Suburb	<input type="text" value="Smythesdale"/>
Period-from	<input type="text" value="01 Oct 2024"/>	to	<input type="text" value="30 Sep 2025"/>	Source	<input type="text" value="Cotality"/>

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
21 CLYDE STREET SMYTHESDALE VIC 3351	\$845,000	09-Jul-25
32 PASCOE STREET SMYTHESDALE VIC 3351	\$740,000	28-Mar-25
5 LOCK STREET SMYTHESDALE VIC 3351	\$720,000	28-Jan-25

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: 30th December 2025



21 CLYDE STREET SMYTHESDALE
VIC 3351

4 2 2

Sold Price

\$845,000

Sold Date

09-Jul-25

Distance

0.19km



32 PASCOE STREET
SMYTHESDALE VIC 3351

4 2 2

Sold Price

\$740,000

Sold Date

28-Mar-25

Distance

0.37km



5 LOCK STREET SMYTHESDALE
VIC 3351

4 2 6

Sold Price

\$720,000

Sold Date

28-Jan-25

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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