

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

235 VERMONT ROAD 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

or range
between

\$850,000

&

\$900,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
19 VICTORIA ROAD SCARSDALE VIC 3351	\$820,000	20-Jan-26
429 STATE FOREST ROAD ROSS CREEK VIC 3351	\$890,000	12-Dec-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: 16 April 2026



**21 CLYDE STREET SMYTHESDALE
VIC 3351**

 4  2  2

Sold Price

\$845,000

Sold Date

09-Jul-25

Distance

1.87km



**19 VICTORIA ROAD SCARSDALE
VIC 3351**

 3  3  7

Sold Price

\$820,000

Sold Date

20-Jan-26

Distance

2.03km



**429 STATE FOREST ROAD ROSS
CREEK VIC 3351**

 4  2  6

Sold Price

\$890,000

Sold Date

12-Dec-25

Distance

4.27km



**185 BLACKBERRY LANE HADDON
VIC 3351**

 4  2  4

Sold Price

\$850,000

Sold Date

29-Oct-24

Distance

4.68km

RS = Recent sale

UN = Undisclosed Sale

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