

## 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

276 FRENCHMANS ROAD SMOKEYTOWN VIC 3364

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,200,000

### 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

|                                                    |   |           |
|----------------------------------------------------|---|-----------|
| 349 SMOKEYTOWN ROAD SMOKEYTOWN VIC 3364            | - | 03-Mar-26 |
| 115 CRESWICK-LAWRENCE ROAD CRESWICK NORTH VIC 3363 | - | 17-Mar-26 |
| 18 WHITE HILLS ROAD CRESWICK VIC 3363              | - | 17-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: 14 May 2026



**349 SMOKEYTOWN ROAD  
SMOKEYTOWN VIC 3364**

4 2 2

Sold Price

RS - UN

Sold Date **03-Mar-26**

Distance **0.79km**



**115 CRESWICK-LAWRENCE ROAD  
CRESWICK NORTH VIC 3363**

4 2 6

Sold Price

Sold Date **17-Mar-26**

Distance **3.65km**



**18 WHITE HILLS ROAD CRESWICK  
VIC 3363**

5 2 2

Sold Price

Sold Date **17-Dec-25**

Distance **4.56km**



**373 KINGSTON ROAD KINGSTON  
VIC 3364**

4 2 2

Sold Price

**\$1,070,000**

Sold Date **11-Feb-26**

Distance **4.01km**

RS = Recent sale

UN = Undisclosed Sale

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