

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

5 PLYMOUTH WAY SMYTHES CREEK 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

\$260,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$235,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Apr 2025

to

31 Mar 2026

Source

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

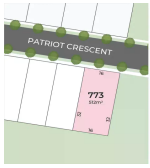
Date of sale

17 PATRIOT CRESCENT SMYTHES CREEK VIC 3351	\$260,000	04-Aug-25
3 COPPLESON STREET BONSHAW VIC 3352	\$285,000	11-Apr-25
17 CADILLAC WAY SMYTHES CREEK VIC 3351	\$278,000	06-Feb-26

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: 08 April 2026



17 PATRIOT CRESCENT SMYTHES CREEK VIC 3351

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Sold Price **\$260,000** Sold Date **04-Aug-25**

Distance **0.26km**

Why build with JG King Homes?

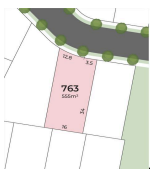
- Colubard STEEL FRAME
- 60 YEAR STRUCTURAL WARRANTY
- Tuocare STEEL ROOF
- MULTI AWARD WINNING BUILDER
- TERMITE RESISTANT
- OVER 25,000 HOMES BUILT
- SUBFIRE PROTECTION
- MELBOURNE & REGIONAL VICTORIA
- AUSTRALIAN MADE STEEL FRAME & ROOF
- FAMILY OWNED & OPERATED

3 COPPLESON STREET BONSHAW VIC 3352

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Sold Price **\$285,000** Sold Date **11-Apr-25**

Distance **1.19km**



17 CADILLAC WAY SMYTHES CREEK VIC 3351

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Sold Price ^{RS} **\$278,000** Sold Date **06-Feb-26**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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