

# 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

11 Nosilla Street, Smythes Creek, Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$649,000

&

\$679,000

### Median sale price

Median price

\$617,500

Property type

House

Suburb

Smythes Creek

Period - From

01/02/2026

to

30/04/2026

Source



PropTrack

### 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 eighteen 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
18 Rolls Road, Smythes Creek, VIC 3351	\$651,000	10/03/2026
77 Kensington Bvd, Smythes Creek, VIC 3351	\$680,000	03/11/2025
31 Buick Road, Smythes Creek, VIC 3351	\$660,000	14/12/2025

**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 eighteen months.

This Statement of Information was prepared on: 04/05/2026