

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

55 SMYTHE STREET PORTARLINGTON VIC 3223

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Land

Suburb

Portarlington

Period-from

01 Feb 2025

to

31 Jan 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

25 THE RISE PORTARLINGTON VIC 3223	\$461,500	26-Sep-25
104 GEELONG ROAD PORTARLINGTON VIC 3223	\$495,000	29-Oct-25
79 HEREFORD STREET PORTARLINGTON VIC 3223	\$375,000	08-Sep-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: 25 February 2026



25 THE RISE PORTARLINGTON VIC 3223

Sold Price

RS

\$461,500

Sold Date

26-Sep-25



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Distance

0.36km



104 GEELONG ROAD PORTARLINGTON VIC 3223

Sold Price

\$495,000

Sold Date

29-Oct-25



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Distance

0.8km



79 HEREFORD STREET PORTARLINGTON VIC 3223

Sold Price

RS

\$375,000

Sold Date

08-Sep-25



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Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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