Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	290 Clintons Road, Smiths Gully Vic 3760

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,175,000 & $2,375,000

Median sale price

Median price $1,640,000 Property Type House Suburb Smiths Gully

Period - From 09/09/2024 to 08/09/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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290 Clintons Road, Smiths Gully Vic 3760

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Property Type: Retail - Mixed Use (Unspecified)
Land Size: 84280 sqm approx

Agent Comments

Indicative Selling Price
$2,175,000 - $2,375,000
Median House Price
09/09/2024 - 08/09/2025: $1,640,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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