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	83 Smith Street, Grovedale VIC 3216

Indicative selling price

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

Range between $795,000 & $865,000

Median sale price

Median price $680,000 Property Type House Suburb Grovedale

Period - From 02/08/2025 to 01/02/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Babra Court Grovedale VIC 3216	$857,000	18/11/2025
43 Hansen Drive Grovedale VIC 3216	$870,000	11/12/2025
100 Marshalltown Road Grovedale VIC 3216	$845,000	13/11/2025

This Statement of Information was prepared on: 02/02/2026