

Property Price Statement

Single residential property

located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 19/10/26

Property offered for sale

Address
Including suburb and
postcode

62 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	4	2	2	-	442m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$629,000

&

\$659,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$615,000	Property type	House	Suburb	Smythes Creek
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
80 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351	\$640,000	17-Nov-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	2	2	168m ²	576m ²

Comparable property 2

Address	Sale price	Date of sale
12 PLYMOUTH WAY SMYTHES CREEK VIC 3351	\$665,000	12-Feb-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	2	2	210m ²	514m ²

Comparable property 3

Address	Sale price	Date of sale
76 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351	\$650,000	05-Oct-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
COMMERCIAL	4	2	2	216m ²	512m ²

Reason there are fewer than three comparable properties

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I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



**80 KENSINGTON BOULEVARD
SMYTHES CREEK VIC 3351**

HOUSE

4

2

2

576m²

168m²

Distance

0.19km

Sold Price

\$640,000

Sold Date

17-Nov-25



**12 PLYMOUTH WAY SMYTHES
CREEK VIC 3351**

HOUSE

4

2

2

514m²

210m²

Distance

0.16km

Sold Price

\$665,000

Sold Date

12-Feb-26



**76 KENSINGTON BOULEVARD
SMYTHES CREEK VIC 3351**

COMMERCIAL

4

2

2

512m²

216m²

Distance

0.15km

Sold Price

\$650,000

Sold Date

05-Oct-25

RS = Recent sale

UN = Undisclosed Sale

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