Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 35 PATRIOT CRESCENT, SMYTHES CREEK, VIC 3351

Indicative selling price

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

Price Range: $585,000 to $625,000

Median sale price

Median price: $630,000 | Property type: House | Suburb: SMYTHES CREEK

Period: 01 February 2026 to 30 April 2026 | Source: pricefinder

Comparable property sales

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
3 BUICK RD, SMYTHES CREEK, VIC 3351	$600,000	16/02/2026
49 PATRIOT CRES, SMYTHES CREEK, VIC 3351	$608,000	22/11/2025
11 ROLLS RD, SMYTHES CREEK, VIC 3351	$610,000	21/11/2025

This Statement of Information was prepared on: 11/05/2026