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	44 BECKER STREET SMYTHESDALE VIC 3351

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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Smythesdale
Period-from	01 Jul 2025	to	30 Jun 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
9 VERMONT ROAD SMYTHESDALE VIC 3351	$555,000	25-Nov-25
21 LOCK STREET SMYTHESDALE VIC 3351	$470,000	20-Feb-25
10 HEALES STREET SMYTHESDALE VIC 3351	$515,000	28-Apr-26

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: 15 July 2026

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9 VERMONT ROAD SMYTHESDALE VIC 3351

3 2 4

Sold Price **$555,000** Sold Date **25-Nov-25**

Distance **0.52km**



21 LOCK STREET SMYTHESDALE VIC 3351

3 1 2

Sold Price **$470,000** Sold Date **20-Feb-25**

Distance **0.95km**



10 HEALES STREET SMYTHESDALE VIC 3351

3 1 2

Sold Price **$515,000** Sold Date **28-Apr-26**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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