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	11 Rolls Road, Smythes Creek, Vic 3351

Indicative selling price

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

range between $549,000 & $589,000

Median sale price

Median price	$582,000	Property type	*House*	Suburb	Smythes Creek

Period - From 01/08/2025 to 31/10/2025 Source PropTrack

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
56 Patriot Crescent, Smythes Creek, VIC 3351	$580,000	14/05/2025
6 Hotchkiss Way, Smythes Creek, VIC 3351	$595,000	15/08/2025
15 Pontiac Drive, Smythes Creek, VIC 3351	$575,000	10/09/2025

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.~~

This Statement of Information was prepared on: 11/11/2025