

## 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

18 ROLLS ROAD SMYTHES CREEK VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Smythes Creek

Period-from

01 Feb 2025

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 80 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351 | \$640,000 | 17-Nov-25 |
| 31 BUICK ROAD SMYTHES CREEK VIC 3351           | \$660,000 | 14-Dec-25 |
| 21 WEBB ROAD BONSHAW VIC 3352                  | \$620,000 | 15-Jan-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: 27 February 2026



**80 KENSINGTON BOULEVARD  
SMYTHES CREEK VIC 3351**

 4  2  2

Sold Price **\$640,000** Sold Date **17-Nov-25**

Distance **0.18km**



**31 BUICK ROAD SMYTHES CREEK  
VIC 3351**

 4  2  -

Sold Price **\$660,000** Sold Date **14-Dec-25**

Distance **0.32km**



**21 WEBB ROAD BONSHAW VIC  
3352**

 4  2  1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **15-Jan-26**

Distance **1.04km**

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

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