

# 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 or  
locality and postcode

28 Auburn Drive, 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)

Single price \$579,950

### Median sale price

Median price \$706,000

Property Type House

Suburb Smythes Creek

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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
1	151 Majestic Way WINTER VALLEY 3358	\$580,000	15/12/2025
2	33 Silver Leaf Way WINTER VALLEY 3358	\$640,000	04/11/2025
3	14 Chandler St SMYTHES CREEK 3351	\$555,000	30/10/2025

**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:

24/02/2026 14:58



**Property Type:** House  
**Land Size:** 400 sqm approx  
**Agent Comments**

## Comparable Properties



**151 Majestic Way WINTER VALLEY 3358 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



**33 Silver Leaf Way WINTER VALLEY 3358 (VG)**

**Agent Comments**



**Price:** \$640,000  
**Method:** Sale  
**Date:** 04/11/2025  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

**14 Chandler St SMYTHES CREEK 3351 (VG)**

**Agent Comments**



**Price:** \$555,000  
**Method:** Sale  
**Date:** 30/10/2025  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx