

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

2 GILMORE STREET SMITHS BEACH VIC 3922

Indicative selling price

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

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Smiths Beach

Period-from

01 Apr 2025

to

31 Mar 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

28 BARRAMUNDI AVENUE SMITHS BEACH VIC 3922	\$545,000	26-Nov-25
197 SMITHS BEACH ROAD SMITHS BEACH VIC 3922	\$660,000	19-Jul-25
7 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$660,000	24-Feb-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: 09 April 2026



28 BARRAMUNDI AVENUE SMITHS BEACH VIC 3922

Sold Price

\$545,000

Sold Date

26-Nov-25

 4  2  2

Distance

0.35km



197 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

Sold Price

\$660,000

Sold Date

19-Jul-25

 2  1  -

Distance

0.36km



7 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922

Sold Price

^{RS} **\$660,000**

Sold Date

24-Feb-26

 3  1  2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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