

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

30 Joyce Road, Smiths Gully VIC 3760

Indicative selling price

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

Range between

\$2,950,000

&

\$3,200,000

Median sale price

Median price

\$1,590,000

Property Type

House

Suburb

Smiths Gully

Period - From

16/08/2025

to

14/02/2026

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on:

16/02/2026