

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

19 NIKOLAOS STREET SMYTHES CREEK VIC 3351

Indicative selling price

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

Single Price

or range
between

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,250

Property type

House

Suburb

Smythes Creek

Period-from

01 Jun 2025

to

31 May 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

14 WHITE GUM WAY WINTER VALLEY VIC 3358	\$678,000	24-Mar-26
17 SILVER LEAF WAY WINTER VALLEY VIC 3358	\$680,000	03-Apr-26
16 GRASSY STREET WINTER VALLEY VIC 3358	\$670,000	25-Mar-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 June 2026

McGrath

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14 WHITE GUM WAY WINTER VALLEY VIC 3358

4 2 2

Sold Price

^{RS}

\$678,000

Sold Date

24-Mar-26

Distance

2.4km



17 SILVER LEAF WAY WINTER VALLEY VIC 3358

4 2 2

Sold Price

\$680,000

Sold Date

03-Apr-26

Distance

2.16km



16 GRASSY STREET WINTER VALLEY VIC 3358

4 2 2

Sold Price

\$670,000

Sold Date

25-Mar-26

Distance

2.97km

RS = Recent sale

UN = Undisclosed Sale

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