Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Properties offered for sale

Address Including suburb or locality and postcode	Lots 1201-1225 at the Pinnacle Estate, Glenelg Hwy, 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)

Property type or class e.g. One bedroom units	Single price		Lower price		Higher price
Vacant Land (Group A): Lots 1216-1218, 1222-1225	$*	or range between	$198,000	&	$215,000
Vacant Land (Group B): Lots 1221 & 1215	$*	or range between	$218,000	&	$225,000
Vacant Land (Group C): Lots 1205 - 1207, 1210 - 1214	$*	or range between	$245,000	&	$266,000
Vacant Land (Group D): Lots 1204, 1208, 1209, 1219, 1220	$*	or range between	$270,000	&	$295,000
Vacant Land (Group E): Lots 1201-1203	$*	or range between	$298,000	&	$318,000

Additional entries may be included or attached as required.

Vacant Land median sale price

Median price	$243,250	Suburb or locality	Smythes Creek
Period - From	Mar 2025	To	Mar 2026
Source	PriceFinder		

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 land	Price	Date of sale
40 PATRIOT CRES, SMYTHES CREEK, VIC 3351	$265,000	05/03/2026
21 PATRIOT CRES, SMYTHES CREEK, VIC 3351	$213,525	30/07/2025
5 KENEISHA ST, SMYTHES CREEK, VIC 3351	$270,000	10/05/2026

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on: 02/06/2026