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

35 Snowball Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,180,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,280,000	Property Type Hou		Hou	se		Suburb	Eltham North
Period - From	13/03/2024	to	12/03/2025		So	urce	Property	/ Data

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Upland Ct ELTHAM NORTH 3095	\$1,210,000	15/02/2025
2	2 Wakefield CI ELTHAM NORTH 3095	\$1,250,000	21/11/2024
3	12 Eskdale Ct ELTHAM NORTH 3095	\$1,160,000	15/11/2024

OR

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.

This Statement of Information was prepared on:

13/03/2025 09:44









Property Type: House **Land Size:** 656 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,250,000 Median House Price 13/03/2024 - 12/03/2025: \$1,280,000

Comparable Properties

7 Upland Ct ELTHAM NORTH 3095 (REI) 4 2 2 Price: \$1,210,000 Method: Private Sale Date: 15/02/2025 Property Type: House Land Size: 802 sqm approx	Agent Comments Had a pool but had a steeper driveway and very small bedrooms
2 Wakefield CI ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,250,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 1032 sqm approx	Agent Comments Larger block at 2 Wakefield, however lesser finishes
12 Eskdale Ct ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,160,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 804 sqm approx	Agent Comments 12 Eskdale Court has a smaller overall footprint than 35 Snowball Road

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