

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 between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Eltham North

Period - From

13/03/2024

to

12/03/2025

Source

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.

	Address 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



 4  2  2

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

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

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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