

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

25 Snowball Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Eltham North

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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	138 Weidlich Rd ELTHAM NORTH 3095	\$1,150,000	26/03/2024
2	63 Sherbourne Rd MONTMORENCY 3094	\$1,100,000	30/03/2024
3	29 Calrossie Av MONTMORENCY 3094	\$1,100,000	03/04/2024

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:

12/07/2024 11:09



3 2 3

Property Type: House (Res)

Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2024: \$1,220,000

Comparable Properties



138 Weidlich Rd ELTHAM NORTH 3095
(REI/VG)

Agent Comments

4 2 3

Price: \$1,150,000

Method: Private Sale

Date: 26/03/2024

Rooms: 9

Property Type: House (Res)

Land Size: 1120 sqm approx



63 Sherbourne Rd MONTMORENCY 3094
(REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 30/03/2024

Property Type: House

Land Size: 1200 sqm approx



29 Calrossie Av MONTMORENCY 3094
(REI/VG)

Agent Comments

3 2 -

Price: \$1,100,000

Method: Private Sale

Date: 03/04/2024

Property Type: House

Land Size: 973 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192