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	5 SNOBS CREEK ROAD EILDON VIC 3713

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	$275,000	&	$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$352,500	Property type	House	Suburb	Eildon
Period-from	01 Apr 2025	to	31 Mar 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
7 SNOBS CREEK ROAD EILDON VIC 3713	$265,000	01-Sep-25
30 SHAW AVENUE EILDON VIC 3713	$260,000	14-Aug-25
13 TWENTY FIRST STREET EILDON VIC 3713	$282,000	20-Dec-25

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.~~

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belinda hocking
P 0357723444
M 0418115574
E belinda.hocking@nutrien.com.au



7 SNOBS CREEK ROAD EILDON VIC 3713

3 1 1

Sold Price **$265,000** Sold Date **01-Sep-25**

Distance **0.02km**



30 SHAW AVENUE EILDON VIC 3713

2 1 2

Sold Price **$260,000** Sold Date **14-Aug-25**

Distance **3.68km**



13 TWENTY FIRST STREET EILDON VIC 3713

2 1 1

Sold Price **$282,000** Sold Date **20-Dec-25**

Distance **3.79km**

RS = Recent sale **UN** = Undisclosed Sale

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