

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

722A TANNERY ROAD SNAKE VALLEY VIC 3351

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

\$295,000

&

\$315,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

90 MINERS HUT ROAD SMYTHESDALE VIC 3351	\$275,000	04-Jul-25
LOT 1 OLD GLENELG HIGHWAY SCARSDALE VIC 3351	\$275,000	22-Feb-25
47 LEMAJICS ROAD SCARSDALE VIC 3351	\$320,000	15-May-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.~~

This Statement of Information was prepared on: 01 December 2025


**90 MINERS HUT ROAD
SMYTHESDALE VIC 3351**
 1  1  -

 Sold Price **\$275,000** Sold Date **04-Jul-25**

 Distance **6.32km**

**LOT 1 OLD GLENELG HIGHWAY
SCARSDALE VIC 3351**
 -  -  -

 Sold Price Sold Date **22-Feb-25**

 Distance **7.15km**

**47 LEMAJICS ROAD SCARSDALE
VIC 3351**
 3  -  -

 Sold Price **\$320,000** Sold Date **15-May-25**

 Distance **9.25km**

RS = Recent sale UN = Undisclosed Sale

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Single Price

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between

\$320,000

&

\$340,000

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Address of comparable property

Price

Date of sale

18A HEWITTS ROAD LINTON VIC 3360	\$345,000	15-Jul-25
47 LEMAJICS ROAD SCARSDALE VIC 3351	\$320,000	15-May-25
9 MOPPIANIMUM ROAD SCARSDALE VIC 3351	\$355,000	09-Oct-25

OR

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18A HEWITTS ROAD LINTON VIC 3360

 -
  -
  -

Sold Price

\$345,000

Sold Date

15-Jul-25

Distance

6.63km



47 LEMAJICS ROAD SCARSDALE VIC 3351

 3
  -
  -

Sold Price

\$320,000

Sold Date

15-May-25

Distance

9.11km



9 MOPPIANIMUM ROAD SCARSDALE VIC 3351

 -
  -
  2

Sold Price

^{RS} **\$355,000**

Sold Date

09-Oct-25

Distance

9.17km

RS = Recent sale

UN = Undisclosed Sale

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Single Price

or range
between

\$320,000

&

\$340,000

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Price

Date of sale

18A HEWITTS ROAD LINTON VIC 3360	\$345,000	15-Jul-25
9 MOPPIANIMUM ROAD SCARSDALE VIC 3351	\$355,000	09-Oct-25
261 ROSS CREEK-HADDON ROAD SMYTHESDALE VIC 3351	\$350,000	09-Jul-24

OR

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18A HEWITTS ROAD LINTON VIC 3360

 -
  -
  -

Sold Price

\$345,000

Sold Date

15-Jul-25

Distance

6.69km



9 MOPPIANIMUM ROAD SCARSDALE VIC 3351

 -
  -
  2

Sold Price

^{RS} **\$355,000**

Sold Date

09-Oct-25

Distance

9.17km



261 ROSS CREEK-HADDON ROAD SMYTHESDALE VIC 3351

 -
  -
  -

Sold Price

\$350,000

Sold Date

09-Jul-24

Distance

9.95km

RS = Recent sale

UN = Undisclosed Sale

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\$330,000

&

\$360,000

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261 ROSS CREEK-HADDON ROAD SMYTHESDALE VIC 3351	\$350,000	09-Jul-24

OR

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18A HEWITTS ROAD LINTON VIC 3360

Sold Price

\$345,000

Sold Date

15-Jul-25

 -  -  -

Distance

6.58km



47 LEMAJICS ROAD SCARSDALE VIC 3351

Sold Price

\$320,000

Sold Date

15-May-25

 3  -  -

Distance

8.93km



261 ROSS CREEK-HADDON ROAD SMYTHESDALE VIC 3351

Sold Price

\$350,000

Sold Date

09-Jul-24

 -  -  -

Distance

9.88km

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UN = Undisclosed Sale

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