

## 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

89 NUNNS 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	\$650,000	&	\$670,000
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### 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
4 LAURENCE DRIVE SNAKE VALLEY VIC 3351	\$590,000	26-Oct-23
103 CAREYS ROAD SCARSDALE VIC 3351	\$620,000	25-Oct-24
181 SCARSDALE-PITFIELD ROAD NEWTON VIC 3351	\$630,000	13-Dec-24

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: 21 July 2025



**4 LAURENCE DRIVE SNAKE VALLEY VIC 3351**

 3  1  8

Sold Price

**\$590,000** Sold Date **26-Oct-23**

Distance **2.45km**



**103 CAREYS ROAD SCARSDALE VIC 3351**

 3  1  2

Sold Price

**\$620,000** Sold Date **25-Oct-24**

Distance **8.47km**



**181 SCARSDALE-PITFIELD ROAD NEWTOWN VIC 3351**

 3  1  4

Sold Price

**\$630,000** Sold Date **13-Dec-24**

Distance **9.21km**



**118 STATION LANE CARNGHAM VIC 3351**

 3  1  2

Sold Price

**\$635,000** Sold Date **11-Sep-24**

Distance **5km**



**229 FLAGSTAFF RIDGE ROAD LINTON VIC 3360**

 3  1  2

Sold Price

**\$670,000** Sold Date **25-Mar-25**

Distance **9.06km**



**19 WAVERLEY STREET LINTON VIC 3360**

 3  1  1

Sold Price

**\$675,000** Sold Date **15-Apr-25**

Distance **8.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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**2 HALLS LANE SNAKE VALLEY VIC** Sold Price  
**3351****\$680,000** Sold Date **20-May-24** 4 2 3

Distance

**0.93km****RS** = Recent sale**UN** = Undisclosed Sale

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