

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

31 Snowball Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,060,000

&

\$1,140,000

Median sale price

Median price

\$1,224,444

Property Type

House

Suburb

Eltham North

Period - From

15/04/2025

to

14/04/2026

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	6 Glencairn Ct ELTHAM NORTH 3095	\$1,117,500	02/04/2026
2	3 Wakefield CI ELTHAM NORTH 3095	\$1,110,000	29/01/2026
3	1 Angus Ct ELTHAM NORTH 3095	\$1,080,000	16/10/2025

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:

15/04/2026 09:03

Trent Grindal
9431 1222
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3 2 2

Property Type: House
Land Size: 666 sqm approx
Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,140,000
Median House Price
15/04/2025 - 14/04/2026: \$1,224,444

Comparable Properties



6 Glencairn Ct ELTHAM NORTH 3095 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,117,500
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 563 sqm approx



3 Wakefield Ct ELTHAM NORTH 3095 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,110,000
Method: Private Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 876 sqm approx



1 Angus Ct ELTHAM NORTH 3095 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,080,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 652 sqm approx

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