

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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Snake Valley

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

753 TANNERY ROAD SNAKE VALLEY VIC 3351	\$250,000	02-Sep-25
78 BRUMBYS LANE SNAKE VALLEY VIC 3351	\$300,000	04-Dec-25
LOT 13 ROWLERS ROAD SNAKE VALLEY VIC 3351	\$250,000	10-Oct-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: 20 April 2026



**753 TANNERY ROAD SNAKE
VALLEY VIC 3351**

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Sold Price **\$250,000** Sold Date **02-Sep-25**

Distance **0.41km**



**78 BRUMBYS LANE SNAKE
VALLEY VIC 3351**

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Sold Price **\$300,000** Sold Date **04-Dec-25**

Distance **1.27km**



**LOT 13 ROWLERS ROAD SNAKE
VALLEY VIC 3351**

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Sold Price **\$250,000** Sold Date **10-Oct-25**

Distance **4.05km**

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

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