

## 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 or  
locality and postcode

757 Linton-Carngham Road, Snake Valley Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median price \$517,500

Property Type House

Suburb Snake Valley

Period - From 20/03/2025

to 19/03/2026

Source Property Data

### 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
1	22 Jackson St LINTON 3360	\$549,000	02/03/2026
2	717 Linton Carngham Rd SNAKE VALLEY 3351	\$550,000	07/11/2025
3	8 Church St SCARSDALE 3351	\$490,000	03/10/2025

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:

20/03/2026 10:32

757 Linton-Carngham Road, Snake Valley Vic 3351



Phil Petrie

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**Indicative Selling Price**

\$550,000

**Median House Price**

20/03/2025 - 19/03/2026: \$517,500



3 1 2

**Property Type:**

**Land Size:** 3,685 sqm approx

**Agent Comments**

## Comparable Properties



22 Jackson St LINTON 3360 (REI)

**Agent Comments**

3 1 4

**Price:** \$549,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** House

**Land Size:** 1943 sqm approx



717 Linton Carngham Rd SNAKE VALLEY 3351 (REI)

**Agent Comments**

4 2 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** House

**Land Size:** 8093.72 sqm approx



8 Church St SCARSDALE 3351 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** House

**Land Size:** 2000 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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