

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

84 RAILWAY ROAD, ELMORE, VIC 3558

Indicative selling price

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

Single price

\$695,000

or range between

&

Median sale price

Median price

\$475,000

Property Type

House

Suburb

ELMORE

Period - From

13/07/2025

to

13/07/2026

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|-----------------------------------------|-------------|--------------|
| 620 ELMORE MINTO ROAD, ELMORE, VIC 3558 | \$1,500,000 | 03/03/2026   |
| 48-50 HERVEY STREET, ELMORE, VIC 3558   | \$820,000   | 09/12/2025   |
| 138 HERVEY STREET, ELMORE, VIC 3558     | \$625,000   | 24/02/2026   |

This Statement of Information was prepared on:

15/07/2026