

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

136 Cemetery Road, Elphinstone Vic 3448

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$870,000

Property Type House

Suburb Elphinstone

Period - From 20/04/2025

to 19/04/2026

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 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
1	32 Lyell St TARADALE 3447	\$950,000	18/12/2025
2	81 Thompson St ELPHINSTONE 3448	\$925,000	16/10/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

20/04/2026 12:27



3 1 2

Property Type: House
Land Size: 40468.6 sqm approx
 Agent Comments

Indicative Selling Price
 \$945,000
Median House Price
 20/04/2025 - 19/04/2026: \$870,000

Comparable Properties



32 Lyell St TARADALE 3447 (REI/VG)

Agent Comments

3 2 4

Price: \$950,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 16647 sqm approx



81 Thompson St ELPHINSTONE 3448 (REI/VG)

Agent Comments

3 1 6

Price: \$925,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 68634.75 sqm approx

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 eighteen months.