

# 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

14 Sarah Court, Elphinstone Vic 3448

### Indicative selling price

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

Range between \$875,000 & \$900,000

### Median sale price

Median price \$870,000 Property Type House Suburb Elphinstone

Period - From 24/02/2025 to 23/02/2026 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	16 Olivers La.W ELPHINSTONE 3448	\$870,000	28/12/2025
2	81 Thompson St ELPHINSTONE 3448	\$925,000	16/10/2025
3	24 Thornhill La ELPHINSTONE 3448	\$860,000	02/11/2024

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:

24/02/2026 16:15



3   1   4

**Property Type:** House  
**Land Size:** 39321 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$875,000 - \$900,000  
**Median House Price**  
 24/02/2025 - 23/02/2026: \$870,000

## Comparable Properties



**16 Olivers La. W ELPHINSTONE 3448 (REI)**

Agent Comments

4   2   2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 28/12/2025  
**Property Type:** House  
**Land Size:** 36421.74 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



**24 Thornhill La ELPHINSTONE 3448 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 02/11/2024  
**Property Type:** House  
**Land Size:** 42600 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377