

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

40 CLARE CRESCENT ELLIMINYT VIC 3250

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Elliminyt

Period-from

01 Mar 2025

to

28 Feb 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

4 HAKEA DRIVE ELLIMINYT VIC 3250	\$735,000	11-Apr-25
4 WYUNA DRIVE ELLIMINYT VIC 3250	\$730,000	25-Jul-25
11 GOLDEN CLOSE ELLIMINYT VIC 3250	\$740,000	17-Mar-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: 13 March 2026


**4 HAKEA DRIVE ELLIMINYT VIC
3250**
 4  2  3

Sold Price

\$735,000

Sold Date

11-Apr-25

Distance

0.16km

**4 WYUNA DRIVE ELLIMINYT VIC
3250**
 4  2  2

Sold Price

\$730,000

Sold Date

25-Jul-25

Distance

0.27km

**11 GOLDEN CLOSE ELLIMINYT VIC
3250**
 4  2  4

Sold Price

\$740,000

Sold Date

17-Mar-25

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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