

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

Single price \$995,000

Median sale price

Median price \$747,500

Property Type House

Suburb Elphinstone

Period - From 22/09/2024

to 21/09/2025

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	95 Cypress Dr ELPHINSTONE 3448	\$1,060,000	29/07/2025
2	27 Hoopers Rd CHEWTON 3451	\$940,000	31/01/2025
3	5 Phillips Rd TARADALE 3447	\$955,000	10/05/2024

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:

22/09/2025 09:57