

## 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

230 CANTS ROAD ELLIMINYT VIC 3250

### Indicative selling price

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

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Land

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

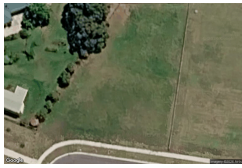
Date of sale

15 GREVILLEA CRESCENT ELLIMINYT VIC 3250	\$400,000	01-Apr-25
6 KIRRIEMUIR COURT ELLIMINYT VIC 3250	\$410,000	11-Oct-24
272 QUEEN STREET ELLIMINYT VIC 3250	\$405,000	02-Oct-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: 25 March 2026

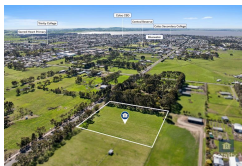

**15 GREVILLEA CRESCENT  
ELLIMINYT VIC 3250**
 - 
  - 
  -

 Sold Price **\$400,000** Sold Date **01-Apr-25**

 Distance **2.92km**

**6 KIRRIEMUIR COURT ELLIMINYT  
VIC 3250**
 - 
  - 
  -

 Sold Price **\$410,000** Sold Date **11-Oct-24**

 Distance **4.41km**

**272 QUEEN STREET ELLIMINYT VIC  
3250**
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 Sold Price **\$405,000** Sold Date **02-Oct-25**

 Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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