

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

129 Cemetery Road, Elphinstone Vic 3448

Indicative selling price

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

Range between

\$980,000

&

\$1,070,000

Median sale price*

Median price

Property Type

Suburb

Elphinstone

Period - From

to

Source

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	110 Phillips Rd TARADALE 3447	\$1,067,500	23/01/2026
2	81 Thompson St ELPHINSTONE 3448	\$925,000	16/10/2025
3	95 Cypress Dr ELPHINSTONE 3448	\$1,060,000	29/07/2025

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:

15/06/2026 13:16

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  2

Property Type: House
Land Size: 50181.064 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
No median price available

Comparable Properties



110 Phillips Rd TARADALE 3447 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,067,500
Method: Private Sale
Date: 23/01/2026
Property Type: Rural Residential
Land Size: 56000 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



95 Cypress Dr ELPHINSTONE 3448 (REI/VG)

Agent Comments

 3  1  6

Price: \$1,060,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 39254.54 sqm approx