

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

60 TULLOH STREET 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

or range
between

\$749,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Elliminyt

Period-from

01 Dec 2024

to

30 Nov 2025

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

11 BUCKLAND COURT ELLIMINYT VIC 3250	\$735,000	05-May-25
61A HARRIS ROAD ELLIMINYT VIC 3250	\$710,000	08-Jul-25
19 HUGGINS COURT ELLIMINYT VIC 3250	\$725,000	31-Jul-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: 05 December 2025



11 BUCKLAND COURT ELLIMINYT VIC 3250

 4  2  2

Sold Price

\$735,000

Sold Date

05-May-25

Distance

0.23km



61A HARRIS ROAD ELLIMINYT VIC 3250

 4  2  2

Sold Price

\$710,000

Sold Date

08-Jul-25

Distance

0.11km



19 HUGGINS COURT ELLIMINYT VIC 3250

 4  2  2

Sold Price

\$725,000

Sold Date

31-Jul-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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