

# 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

146 Finnings Road, Elphinstone Vic 3448

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$860,000

Property Type House

Suburb Elphinstone

Period - From 28/10/2024

to 27/10/2025

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

28/10/2025 09:17



**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 84200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median House Price**  
28/10/2024 - 27/10/2025: \$860,000

## Comparable Properties

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 eighteen months.