

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

14-16 IRREWILLIPE ROAD 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Elliminyt

Period-from

01 Aug 2024

to

31 Jul 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

10 IRREWILLIPE ROAD ELLIMINYT VIC 3250	\$470,000	28-Sep-24
154 AIREYS STREET ELLIMINYT VIC 3250	\$510,000	22-Jun-24
51 DOWLING STREET ELLIMINYT VIC 3250	\$490,000	27-Jun-24

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: 06 August 2025



10 IRREWILLIPE ROAD ELLIMINYT VIC 3250 Sold Price **\$470,000** Sold Date **28-Sep-24**
 Distance **0.05km**
 3 beds 1 bathroom 1 car



154 AIREYS STREET ELLIMINYT VIC 3250 Sold Price **\$510,000** Sold Date **22-Jun-24**
 Distance **0.32km**
 3 beds 1 bathroom 1 car



51 DOWLING STREET ELLIMINYT VIC 3250 Sold Price **\$490,000** Sold Date **27-Jun-24**
 Distance **1.33km**
 3 beds 1 bathroom 2 cars

RS = Recent sale UN = Undisclosed Sale

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