

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

14 Sarah Court, Elphinstone Vic 3448

Indicative selling price

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

Range between \$875,000 & \$900,000

Median sale price

Median price \$870,000 Property Type House Suburb Elphinstone

Period - From 24/02/2025 to 23/02/2026 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 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	16 Olivers La.W ELPHINSTONE 3448	\$870,000	28/12/2025
2	81 Thompson St ELPHINSTONE 3448	\$925,000	16/10/2025
3	24 Thornhill La ELPHINSTONE 3448	\$860,000	02/11/2024

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:

24/02/2026 16:15



3 1 4

Property Type: House
Land Size: 39321 sqm approx
Agent Comments

Indicative Selling Price
 \$875,000 - \$900,000
Median House Price
 24/02/2025 - 23/02/2026: \$870,000

Comparable Properties



16 Olivers La.W ELPHINSTONE 3448 (REI)

Agent Comments

4 2 2

Price: \$870,000
Method: Private Sale
Date: 28/12/2025
Property Type: House
Land Size: 36421.74 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



24 Thornhill La ELPHINSTONE 3448 (REI/VG)

Agent Comments

4 2 4

Price: \$860,000
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 42600 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377