

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

28 ELM CRESCENT EMERALD VIC 3782

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$911,750

Property type

House

Suburb

Emerald

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

3 PRINCE STREET EMERALD VIC 3782	\$829,000	20-May-25
101 EMERALD-MONBULK ROAD EMERALD VIC 3782	\$870,000	23-Apr-25
24 RONALD ROAD EMERALD VIC 3782	\$820,000	21-Apr-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 July 2025

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### 3 PRINCE STREET EMERALD VIC 3782

 3  1  2

Sold Price

<sup>RS</sup>

**\$829,000**

Sold Date **20-May-25**

Distance **1.19km**



### 101 EMERALD-MONBULK ROAD EMERALD VIC 3782

 3  1  6

Sold Price

<sup>RS</sup>

**\$870,000**

Sold Date **23-Apr-25**

Distance **1.2km**



### 24 RONALD ROAD EMERALD VIC 3782

 3  2  1

Sold Price

<sup>RS</sup>

**\$820,000**

Sold Date **21-Apr-25**

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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