

## 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

109 FOREST STREET SOUTH ELLIMINYT VIC 3250

### Indicative selling price

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

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Elliminyt

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

6 RUBY COURT ELLIMINYT VIC 3250	\$370,000	07-Aug-24
6 KIRRIEMUIR COURT ELLIMINYT VIC 3250	\$410,000	11-Oct-24
7 GRACE COURT ELLIMINYT VIC 3250	\$370,000	17-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: 23 May 2025



## 6 RUBY COURT ELLIMINYT VIC 3250

Bed - Bath - Car -

Sold Price **\$370,000** Sold Date **07-Aug-24**

Distance **0.06km**



## 6 KIRRIEMUIR COURT ELLIMINYT VIC 3250

Bed - Bath - Car -

Sold Price **\$410,000** Sold Date **11-Oct-24**

Distance **0.44km**



## 7 GRACE COURT ELLIMINYT VIC 3250

Bed - Bath - Car -

Sold Price **\$370,000** Sold Date **17-Jun-24**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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