

# 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

265 Pyrenees Highway, Elphinstone Vic 3448

### Indicative selling price

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

Range between \$950,000 & \$1,045,000

### Median sale price

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

Period - From 09/02/2025 to 08/02/2026 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	81 Thompson St ELPHINSTONE 3448	\$925,000	16/10/2025
2	25 Swifts La TARADALE 3447	\$1,075,000	16/09/2025
3	95 Cypress Dr ELPHINSTONE 3448	\$1,060,000	29/07/2025

**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:

09/02/2026 12:35

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

09/02/2025 - 08/02/2026: \$870,000



**Property Type:** House

**Land Size:** 39100 sqm approx

Agent Comments

## Comparable Properties



**81 Thompson St ELPHINSTONE 3448 (REI/VG)**



Agent Comments

larger land size, one less bedroom

**Price:** \$925,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House

**Land Size:** 68634.75 sqm approx



**25 Swifts La TARADALE 3447 (REI/VG)**



Agent Comments

Very similar specifications, one extra bathroom

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 16/09/2025

**Property Type:** House

**Land Size:** 39800 sqm approx



**95 Cypress Dr ELPHINSTONE 3448 (REI/VG)**



Agent Comments

Very similar property specifications, one less bedroom

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 29/07/2025

**Property Type:** House

**Land Size:** 39254.54 sqm approx

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