

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

143-145 HERVEY STREET ELMORE VIC 3558

Indicative selling price

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

Single Price

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

House

Suburb

Elmore

Period-from

01 Feb 2025

to

31 Jan 2026

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

37 SIMMIE STREET ELMORE VIC 3558	\$200,000	20-Mar-24
1783 ELMORE-BARNADOWN ROAD ELMORE VIC 3558	\$302,500	07-Feb-25
54 SIMMIE STREET ELMORE VIC 3558	\$215,000	22-Oct-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: 13 February 2026



37 SIMMIE STREET ELMORE VIC 3558

Sold Price **\$200,000** Sold Date **20-Mar-24**

 3  1  -

Distance **1.14km**



1783 ELMORE-BARNADOWN ROAD ELMORE VIC 3558

Sold Price **\$302,500** Sold Date **07-Feb-25**

 3  1  2

Distance **1.36km**



54 SIMMIE STREET ELMORE VIC 3558

Sold Price **\$215,000** Sold Date **22-Oct-24**

 3  1  -

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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