



**RayWhite.**



**Statement**  
of information

8 DOWELL COURT, ELMORE, VIC 3558

PREPARED BY ELLA DOUCH, RAY WHITE BENDIGO, PHONE: +61 447 404 377

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 DOWELL COURT, ELMORE, VIC 3558



## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$530,000 to \$570,000**

Provided by: Ella Douch , Ray White Bendigo

## MEDIAN SALE PRICE



ELMORE, VIC, 3558

Suburb Median Sale Price (Vacant Land)

**\$164,500**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



21 JEFFREY ST, ELMORE, VIC 3558



Sale Price

**\$510,000**

Sale Date: 19/11/2025

Distance from Property: 824m



138 HERVEY ST, ELMORE, VIC 3558



Sale Price

**\$625,000**

Sale Date: 24/02/2026

Distance from Property: 133m



2 MCLEAN CRT, ELMORE, VIC 3558



Sale Price

**\*\$610,000**

Sale Date: 07/04/2026

Distance from Property: 117m



This report has been compiled on 24/04/2026 by Ray White Bendigo. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8 DOWELL COURT, ELMORE, VIC 3558

### Indicative selling price

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

Price Range:

\$530,000 to \$570,000

### Median sale price

Median price

\$164,500

Property type

Vacant Land

Suburb

ELMORE

Period

01 April 2025 to 31 March 2026

Source



### Comparable property sales

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

21 JEFFREY ST, ELMORE, VIC 3558	\$510,000	19/11/2025
138 HERVEY ST, ELMORE, VIC 3558	\$625,000	24/02/2026
2 MCLEAN CRT, ELMORE, VIC 3558	*\$610,000	07/04/2026

This Statement of Information was prepared on:

24/04/2026