Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	LOT 8/35 BALLAGH STREET ELLIMINYT VIC 3250

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$305,000	~~or range~~ between		&	

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$650,000	Property type	House	Suburb	Elliminyt
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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

A* ~~These arethe threepropertiessoldwithinfivekilometresof theproperty 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

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: 08 September 2026