

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
117 ELIZABETH STREET EDENHOPE VIC 3318

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 \$330,000 Property type House Suburb Edenhope
Period-from 01 Jan 2025 to 31 Dec 2025 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 ELIZABETH STREET EDENHOPE VIC 3318	\$285,000	31-Mar-25
201 ELIZABETH STREET EDENHOPE VIC 3318	\$330,000	16-Jan-25
14 HARROW ROAD EDENHOPE VIC 3318	\$310,000	20-Nov-25

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 January 2026



37 ELIZABETH STREET EDENHOPE Sold Price
VIC 3318

2 3 -

\$285,000 Sold Date **31-Mar-25**

Distance **0.82km**



201 ELIZABETH STREET
EDENHOPE VIC 3318

3 1 1

Sold Price

\$330,000 Sold Date **16-Jan-25**

Distance **0.89km**



14 HARROW ROAD EDENHOPE VIC Sold Price
3318

3 1 1

Sold Price

\$310,000 Sold Date **20-Nov-25**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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