



285 Deans Creek Road Elliminyt, VIC

A PLACE WHERE SPACE, NATURE AND POSSIBILITY COME T...

Nestled along the gentle curve of Deans Creek, this beautiful 9,242m² lifestyle allotment offers a rare chance to create a home that feels both grounded in nature and wonderfully connected to the conveniences of town. It's the kind of property that gives you room to dream, space for animals, gardens, children to explore, and a life lived a little slower, yet still only moments from everything Colac provides.

The land itself has been thoughtfully nurtured. A red gum plantation follows the creek line, creating a peaceful natural boundary with gated access to the water. Blackwood and sugar gum plantings frame the sides of the block, while native shrubs along the front offer privacy and a steady supply of firewood, practical, beautiful, and perfectly in tune with the landscape.

Price: \$320,000

Darren Brimacombe
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Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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. 8 Belverdere Drive, Elliminyt	\$342,000	06.03.2026
2. Part of 315 Deans Creek Road, Elliminyt	\$350,000	06.10.2025
3. 6 Belverdere Drive, Elliminyt	\$354,000	09.09.2025

This Statement of Information was prepared on: