

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 DAFFODIL CRESCENT DIGGERS REST VIC 3427

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,000

Property type

Land

Suburb

Diggers Rest

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 RYNAS WAY DIGGERS REST VIC 3427	\$679,000	21-May-25
29 FERNSIDE DRIVE DIGGERS REST VIC 3427	\$679,000	02-Jun-25
27 FERNSIDE DRIVE DIGGERS REST VIC 3427	\$699,000	07-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 August 2025


5 RYNAS WAY DIGGERS REST VIC 3427

Sold Price

\$679,000

Sold Date

21-May-25
 3

 2

 2

Distance

0.73km

29 FERNSIDE DRIVE DIGGERS REST VIC 3427

Sold Price

Sold Date

02-Jun-25
 3

 2

 2

Distance

1.02km

27 FERNSIDE DRIVE DIGGERS REST VIC 3427

Sold Price

^{RS} **\$699,000**

Sold Date

07-Aug-25
 3

 2

 2

Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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