

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 20 Rosehill Way, Diggers Rest, VIC 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Diggers Rest (3427)

Period - From

01/06/2024

to

31/05/2025

Source

www.realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
18 FAIRFIELD CRESCENT, DIGGERS REST VIC 3427	\$685,000	25/05/2025
8 ROSEHILL WAY, DIGGERS REST VIC 3427	\$677,000	23/12/2024
8 BLUEGRASS WAY, DIGGERS REST VIC 3427	\$655,000	04/06/2025

This Statement of Information was prepared on: 17/06/2025