

# 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 or  
locality and postcode

2 Albert Lane, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$785,000

### Median sale price

Median price

\$820,000

Property Type

House

Suburb

Daylesford

Period - From

14/07/2024

to

13/07/2025

Source

Property Data

### 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 1 Sullivan St DAYLESFORD 3460  | \$800,000 | 28/03/2025   |
| 2 | 5 East St DAYLESFORD 3460      | \$750,000 | 31/01/2025   |
| 3 | 226 Main Rd HEPBURN 3461       | \$780,000 | 06/09/2024   |

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:

14/07/2025 11:25



3 2 2

**Property Type:** House

**Land Size:** 956 sqm approx

**Agent Comments**

## Comparable Properties



**1 Sullivan St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** House

**Land Size:** 971 sqm approx



**5 East St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$750,000

**Method:** Private Sale

**Date:** 31/01/2025

**Property Type:** House (Res)

**Land Size:** 847 sqm approx



**226 Main Rd HEPBURN 3461 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$780,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** House

**Land Size:** 724 sqm approx