

## 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

94 LICENSE ROAD DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

\$410,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,250

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

9 ARGUS CLOSE DIGGERS REST VIC 3427	\$330,000	11-Feb-25
12 SHEEPYARD WAY DIGGERS REST VIC 3427	\$321,500	05-Mar-25
37 VIGNETTE ROAD DIGGERS REST VIC 3427	\$315,000	12-Apr-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: 07 July 2025



### 9 ARGUS CLOSE DIGGERS REST VIC 3427

 - 
  - 
  -

Sold Price

**\$330,000**

Sold Date

**11-Feb-25**

Distance

**0.89km**


### 12 SHEEPYARD WAY DIGGERS REST VIC 3427

 3 
  2 
  -

Sold Price

**\$321,500**

Sold Date

**05-Mar-25**

Distance

**0.25km**


### 37 VIGNETTE ROAD DIGGERS REST VIC 3427

 3 
  2 
  2

Sold Price

**\$315,000**

Sold Date

**12-Apr-25**

Distance

**0.29km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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