

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

44 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

House

Suburb

Diggers Rest

Period-from

01 Jun 2024

to

31 May 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

15 FRAGRANT CRESCENT DIGGERS REST VIC 3427	\$700,000	07-Feb-25
27 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$702,250	28-May-25
51 CARROLL STREET DIGGERS REST VIC 3427	\$688,000	08-May-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: 02 June 2025



15 FRAGRANT CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price \$700,000 Sold Date 07-Feb-25

Distance 0.26km



27 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

4 2 2

^{RS} Sold Price \$702,250 Sold Date 28-May-25

Distance 1.75km



51 CARROLL STREET DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} \$688,000 Sold Date 08-May-25

Distance 1.43km



36 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

4 2 -

^{RS} Sold Price \$715,000 Sold Date 10-Apr-25

Distance 1.78km



25 CARROLL STREET DIGGERS REST VIC 3427

3 2 2

Sold Price \$700,000 Sold Date 27-Mar-25

Distance 1.35km



2 ROSEHILL WAY DIGGERS REST VIC 3427

4 2 2

Sold Price \$680,000 Sold Date 17-Mar-25

Distance 0.55km

RS = Recent sale

UN = Undisclosed Sale

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