

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 KIPLING CIRCUIT 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

\$670,000

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

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

18 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$685,000	23-May-25
29 FRAGRANT CRESCENT DIGGERS REST VIC 3427	\$690,000	16-Jul-25
44 DAFFODIL CRESCENT DIGGERS REST VIC 3427	\$720,000	05-Jul-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: 25 August 2025

	18 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	Sold Price	\$685,000	Sold Date	23-May-25
 4	 2	 2		Distance	0.15km
	29 FRAGRANT CRESCENT DIGGERS REST VIC 3427	Sold Price	^{RS} \$690,000	Sold Date	16-Jul-25
 4	 2	 -		Distance	1.37km
	44 DAFFODIL CRESCENT DIGGERS REST VIC 3427	Sold Price	\$720,000	Sold Date	05-Jul-25
 4	 2	 2		Distance	1.53km

RS = Recent sale UN = Undisclosed Sale

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