

# 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

28 FIGWOOD DRIVE 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

or range  
between

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Mar 2024

to

28 Feb 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

25 SHEEPYARD WAY DIGGERS REST VIC 3427	\$700,000	06-Mar-25
55 SPLENDOUR CIRCUIT DIGGERS REST VIC 3427	\$700,000	09-Dec-24
2 ROSEHILL WAY DIGGERS REST VIC 3427	\$680,000	18-Mar-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: 24 March 2025



25 SHEEPYARD WAY DIGGERS  
REST VIC 3427

4 2 -

Sold Price

RS

\$700,000

Sold Date

06-Mar-25

Distance

1.08km



55 SPLENDOUR CIRCUIT DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$700,000

Sold Date

09-Dec-24

Distance

0.77km



2 ROSEHILL WAY DIGGERS REST  
VIC 3427

4 2 2

Sold Price

RS

\$680,000

Sold Date

18-Mar-25

Distance

0.82km



17 FRAGRANT CRESCENT DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$680,000

Sold Date

13-Mar-24

Distance

0.57km



24 TRAVELLERS STREET DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$700,000

Sold Date

09-Jul-24

Distance

1.44km



13 BOUQUET CIRCUIT DIGGERS  
REST VIC 3427

4 2 2

Sold Price

\$690,000

Sold Date

16-Feb-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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