

## 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

23 CARROLL STREET DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jan 2024

to

31 Dec 2024

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 AINSWORTH CRESCENT DIGGERS REST VIC 3427 | \$750,000 | 20-Dec-24 |
| 3 SHEEPYARD WAY DIGGERS REST VIC 3427       | \$786,000 | 12-Nov-24 |
| 23 MONTEREY STREET DIGGERS REST VIC 3427    | \$785,000 | 26-Nov-24 |

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: 29 January 2025



**15 AINSWORTH CRESCENT  
DIGGERS REST VIC 3427**

 4  2  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **20-Dec-24**

Distance **0.13km**



**3 SHEEPYARD WAY DIGGERS  
REST VIC 3427**

 4  2  5

Sold Price **\$786,000** Sold Date **12-Nov-24**

Distance **0.56km**



**23 MONTEREY STREET DIGGERS  
REST VIC 3427**

 4  2  2

Sold Price <sup>RS</sup> **\$785,000** Sold Date **26-Nov-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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