

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

5 HOWITT STREET 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

Other

Suburb

Diggers Rest

Period-from

01 Feb 2024

to

31 Jan 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

20 GARDENVIEW DRIVE DIGGERS REST VIC 3427	\$368,000	10-Nov-24
81 SHOWMAN DRIVE DIGGERS REST VIC 3427	\$370,000	08-Nov-24
LOT 3729 FREE CRESCENT SUNBURY VIC 3429	\$371,000	25-Aug-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: 21 February 2025



20 GARDENVIEW DRIVE DIGGERS
REST VIC 3427

Sold Price

\$368,000

Sold Date

10-Nov-24

- - 2

Distance

0.72km



81 SHOWMAN DRIVE DIGGERS
REST VIC 3427

Sold Price

\$370,000

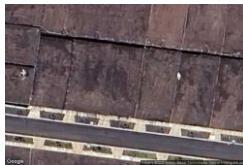
Sold Date

08-Nov-24

3 2 2

Distance

0.79km



LOT 3729 FREE CRESCENT
SUNBURY VIC 3429

Sold Price

\$371,000

Sold Date

25-Aug-24

- - -

Distance

3.83km

RS = Recent sale

UN = Undisclosed Sale

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