

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

141 MADISONS AVENUE 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

\$750,000

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Apr 2024

to

31 Mar 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

136 LICENSE ROAD DIGGERS REST VIC 3427	\$770,000	30-Oct-24
14 EXPLORER CRESCENT DIGGERS REST VIC 3427	\$785,000	04-Feb-25
15 AINSWORTH CRESCENT DIGGERS REST VIC 3427	\$750,000	20-Dec-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: 16 April 2025



136 LICENSE ROAD DIGGERS REST VIC 3427

3 2 2

Sold Price

\$770,000 Sold Date 30-Oct-24

Distance 0.15km



14 EXPLORER CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price

\$785,000 Sold Date 04-Feb-25

Distance 0.43km



15 AINSWORTH CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price

\$750,000 Sold Date 20-Dec-24

Distance 0.93km



28 FRAGRANT CRESCENT DIGGERS REST VIC 3427

4 2 -

Sold Price

\$780,000 Sold Date 18-Dec-24

Distance 0.26km



3 SHEEPYARD WAY DIGGERS REST VIC 3427

4 2 5

Sold Price

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

Distance 0.44km



4 ROSEHILL WAY DIGGERS REST VIC 3427

5 3 2

Sold Price

\$755,000 Sold Date 01-Oct-24

Distance 0.59km

RS = Recent sale

UN = Undisclosed Sale

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