

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

14 SHEEPYARD WAY 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Dec 2024

to

30 Nov 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

16 BEDFORD STREET DIGGERS REST VIC 3427	695000	19-Sep-25
26 AINSWORTH CRESCENT DIGGERS REST VIC 3427	723000	28-Oct-25
104 LICENSE ROAD DIGGERS REST VIC 3427	740000	19-Nov-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: 01 December 2025

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 16 Bedford Street, Diggers Rest Raine & Horne	16 BEDFORD STREET DIGGERS REST VIC 3427	Sold Price	695000	Sold Date	19-Sep-25
 4  2  2	Distance	0.47km			
 26 Ainsworth Crescent, Diggers Rest Cotality	26 AINSWORTH CRESCENT DIGGERS REST VIC 3427	Sold Price	^{RS} 723000	Sold Date	28-Oct-25
 4  2  2	Distance	0.53km			
 104 License Rd, Diggers Rest RP Data	104 LICENSE ROAD DIGGERS REST VIC 3427	Sold Price	^{RS} 740000	Sold Date	19-Nov-25
 4  2  2	Distance	0.34km			

RS = Recent sale UN = Undisclosed Sale

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