

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

21 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2024

to

30 Apr 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

6 AIR AVENUE DIGGERS REST VIC 3427	820000	19-May-25
29 HORIZON STREET DIGGERS REST VIC 3427	830000	24-May-25
14 EXPLORER CRESCENT DIGGERS REST VIC 3427	785000	04-Feb-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: 28 May 2025



6 AIR AVENUE DIGGERS REST VIC 3427

Sold Price

^{RS} **820000** Sold Date **19-May-25**

 4  2  2

Distance **0.8km**



29 HORIZON STREET DIGGERS REST VIC 3427

Sold Price

^{RS} **830000** Sold Date **24-May-25**

 4  2  2

Distance **1.1km**



14 EXPLORER CRESCENT DIGGERS REST VIC 3427

Sold Price

785000 Sold Date **04-Feb-25**

 4  2  2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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