

## 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

27 WHEAT STREET DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,750

Property type

House

Suburb

Diggers Rest

Period-from

01 Jul 2024

to

30 Jun 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

44 DAFFODIL CRESCENT DIGGERS REST VIC 3427	\$720,000	05-Jul-25
27 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$702,250	20-May-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: 08 July 2025



### 44 DAFFODIL CRESCENT DIGGERS REST VIC 3427

Sold Price

<sup>RS</sup>
**\$720,000**

Sold Date

**05-Jul-25**


4



2



2

Distance

**0.69km**


### 27 FAIRFIELD CRESCENT DIGGERS REST VIC 3427

Sold Price

**\$702,250**

Sold Date

**20-May-25**


4



2



2

Distance

**1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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