

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

37 SPEARYS ROAD 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,450

Property type

Land

Suburb

Diggers Rest

Period-from

01 Aug 2025

to

31 Jul 2026

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

119 MADISONS AVENUE DIGGERS REST VIC 3427	\$800,000	19-Aug-26
12 HORIZON STREET DIGGERS REST VIC 3427	\$840,000	04-Aug-26
47 WELCOME ROAD DIGGERS REST VIC 3427	\$825,000	31-Jul-26

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: 26 August 2026

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119 MADISONS AVENUE DIGGERS
REST VIC 3427

4 2 2

Sold Price

^{RS}

\$800,000

Sold Date

19-Aug-26

Distance

0.99km



12 HORIZON STREET DIGGERS
REST VIC 3427

4 2 2

Sold Price

^{RS}

\$840,000

Sold Date

04-Aug-26

Distance

0.53km



47 WELCOME ROAD DIGGERS
REST VIC 3427

4 2 3

Sold Price

^{RS}

\$825,000

Sold Date

31-Jul-26

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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