

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

4 KIPLING CIRCUIT 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,900

Property type

House

Suburb

Diggers Rest

Period-from

01 Apr 2025

to

31 Mar 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

5 HOWITT STREET DIGGERS REST VIC 3427	\$355,000	13-Mar-25
27 BROWNING STREET DIGGERS REST VIC 3427	\$349,800	07-Feb-26
9 MAN DRIVE DIGGERS REST VIC 3427	\$368,000	17-Jul-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: 21 April 2026


**5 HOWITT STREET DIGGERS REST
VIC 3427**

Sold Price

\$355,000

Sold Date

13-Mar-25
 -
 -
 -

Distance

1.1km

**27 BROWNING STREET DIGGERS
REST VIC 3427**

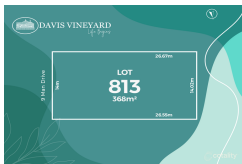
Sold Price

\$349,800

Sold Date

07-Feb-26
 -
 -
 -

Distance

0.25km

**9 MAN DRIVE DIGGERS REST VIC
3427**

Sold Price

\$368,000

Sold Date

17-Jul-25
 4
 2
 2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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