

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

5 AUSTEN WALK 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2025

to

30 Apr 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

8 KIPLING CIRCUIT DIGGERS REST VIC 3427	\$650,000	21-Mar-26
20 FAIRFIELD CRESCENT DIGGERS REST VIC 3427	\$615,000	26-Feb-25
74 ROMULEA CIRCUIT DIGGERS REST VIC 3427	\$640,000	03-Mar-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: 07 May 2026



8 KIPLING CIRCUIT DIGGERS REST VIC 3427 Sold Price **\$650,000** Sold Date **21-Mar-26**

 3  2  2

Distance **0.16km**



20 FAIRFIELD CRESCENT DIGGERS REST VIC 3427 Sold Price **\$615,000** Sold Date **26-Feb-25**

 4  2  2

Distance **0.14km**



74 ROMULEA CIRCUIT DIGGERS REST VIC 3427 Sold Price **\$640,000** Sold Date **03-Mar-26**

 3  2  -

Distance **2.02km**

RS = Recent sale **UN** = Undisclosed Sale

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