

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 BLUEGRASS 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

or range
between

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Nov 2024

to

31 Oct 2025

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

7 EASY STREET DIGGERS REST VIC 3427	660000	01-Aug-25
16 BEDFORD STREET DIGGERS REST VIC 3427	695000	19-Sep-25
3 BLUEGRASS WAY DIGGERS REST VIC 3427	690000	06-Aug-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: 07 November 2025



7 EASY STREET DIGGERS REST VIC 3427

Sold Price **660000** Sold Date **01-Aug-25**

4 2 2

Distance **0.29km**



16 BEDFORD STREET DIGGERS REST VIC 3427

Sold Price ^{RS} **695000** Sold Date **19-Sep-25**

4 2 2

Distance **1.05km**



3 BLUEGRASS WAY DIGGERS REST VIC 3427

Sold Price **690000** Sold Date **06-Aug-25**

4 2 2

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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