

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

6 AIR AVENUE 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

\$765,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Diggers Rest

Period-from

01 May 2024

to

30 Apr 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

3 SHEEPYARD WAY DIGGERS REST VIC 3427	\$786,000	12-Nov-24
14 EXPLORER CRESCENT DIGGERS REST VIC 3427	\$785,000	04-Feb-25
28 FRAGRANT CRESCENT DIGGERS REST VIC 3427	\$780,000	18-Dec-24

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: 05 May 2025



**3 SHEEPYARD WAY DIGGERS
REST VIC 3427**

4 2 5

Sold Price

\$786,000

Sold Date **12-Nov-24**

Distance **0.95km**



**14 EXPLORER CRESCENT DIGGERS
REST VIC 3427**

4 2 2

Sold Price

\$785,000

Sold Date **04-Feb-25**

Distance **0.61km**



**28 FRAGRANT CRESCENT
DIGGERS REST VIC 3427**

4 2 -

Sold Price

\$780,000

Sold Date **18-Dec-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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