

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 SHOWMAN DRIVE 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

\$720,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$293,500

Property type

Land

Suburb

Diggers Rest

Period-from

01 Jul 2024

to

30 Jun 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 SHEARING ROAD DIGGERS REST VIC 3427	\$745,000	10-Feb-25
13 SULLY COURT DIGGERS REST VIC 3427	\$745,000	12-May-25
141 MADISONS AVENUE DIGGERS REST VIC 3427	\$745,000	08-May-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: 25 July 2025



**7 SHEARING ROAD DIGGERS REST
VIC 3427**

 4  3  2

Sold Price

\$745,000

Sold Date

10-Feb-25

Distance

0.95km



**13 SULLY COURT DIGGERS REST
VIC 3427**

 4  2  2

Sold Price

Sold Date

12-May-25

Distance

0.38km



**141 MADISONS AVENUE DIGGERS
REST VIC 3427**

 4  2  2

Sold Price

Sold Date

08-May-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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