

## 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

63 ROMULEA CIRCUIT DIGGERS REST VIC 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$929,000

&

\$999,999

### 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

5 MADISONS AVENUE DIGGERS REST VIC 3427	\$1,030,000	11-Mar-26
78 MAIDEN DRIVE SUNBURY VIC 3429	\$992,500	07-Apr-26
61 MAIDEN DRIVE SUNBURY VIC 3429	\$1,025,000	06-May-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: 13 May 2026



**5 MADISONS AVENUE DIGGERS REST VIC 3427**

 4  2  3

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **11-Mar-26**

Distance **1.32km**



**78 MAIDEN DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price <sup>RS</sup> **\$992,500** Sold Date **07-Apr-26**

Distance **3.13km**



**61 MAIDEN DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **06-May-26**

Distance **3.21km**

RS = Recent sale      UN = Undisclosed Sale

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