

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

70 FRAZER STREET DAYLESFORD VIC 3460

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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Daylesford

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

23 VINCENT STREET NORTH DAYLESFORD VIC 3460	\$380,000	16-Dec-24
15A TRIMBLE STREET DAYLESFORD VIC 3460	\$390,000	18-Aug-23
45 PERRINS STREET DAYLESFORD VIC 3460	\$380,000	13-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 June 2025

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**23 VINCENT STREET NORTH
DAYLESFORD VIC 3460**

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Sold Price

^{RS} **\$380,000** Sold Date **16-Dec-24**

Distance **1.92km**



**15A TRIMBLE STREET
DAYLESFORD VIC 3460**

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Sold Price

\$390,000 Sold Date **18-Aug-23**

Distance **2.09km**



**45 PERRINS STREET DAYLESFORD
VIC 3460**

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Sold Price

\$380,000 Sold Date **13-Apr-24**

Distance **1.73km**

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

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