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	75 Silver Drive, Diggers Rest, Vic 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $675,000 & $705,000

Median sale price

Median price $670,000 | Property type *House* | Suburb Diggers Rest

Period - From 01/02/2026 to 30/04/2026 | Source PropTrack

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 six 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
27 Silver Drive, Diggers Rest, VIC 3427	$680,000	25/02/2026
23 Vignette Road, Diggers Rest, VIC 3427	$686,000	08/02/2026
17 Lime Crescent, Diggers Rest, VIC 3427	$700,000	10/03/2026

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 six months.~~

This Statement of Information was prepared on: 04/05/2026