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	8 KIPLING CIRCUIT 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	$597,000	&	$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Diggers Rest
Period-from	01 Mar 2025	to	28 Feb 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
7 PEPPERCRESS STREET DIGGERS REST VIC 3427	$605,000	16-Mar-26
74 ROMULEA CIRCUIT DIGGERS REST VIC 3427	$640,000	11-Mar-26
89 MADISONS AVENUE DIGGERS REST VIC 3427	$652,000	20-Nov-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: 20 March 2026

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7 PEPPERCRESS STREET DIGGERS REST VIC 3427

3 2 1

Sold Price RS $605,000 Sold Date 16-Mar-26

Distance 1.19km



74 ROMULEA CIRCUIT DIGGERS REST VIC 3427

3 2 -

Sold Price RS $640,000 Sold Date 11-Mar-26

Distance 1.92km



89 MADISONS AVENUE DIGGERS REST VIC 3427

3 2 2

Sold Price $652,000 Sold Date 20-Nov-25

Distance 1.31km

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

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