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	14 SHEEPYARD WAY 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	$695,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Diggers Rest
Period-from	01 Dec 2024	to	30 Nov 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
16 BEDFORD STREET DIGGERS REST VIC 3427	695000	19-Sep-25
26 AINSWORTH CRESCENT DIGGERS REST VIC 3427	723000	28-Oct-25
104 LICENSE ROAD DIGGERS REST VIC 3427	740000	19-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: 01 December 2025

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16 BEDFORD STREET DIGGERS REST VIC 3427

4 2 2

Sold Price 695000 Sold Date 19-Sep-25

Distance 0.47km



26 AINSWORTH CRESCENT DIGGERS REST VIC 3427

4 2 2

Sold Price RS 723000 Sold Date 28-Oct-25

Distance 0.53km



104 LICENSE ROAD DIGGERS REST VIC 3427

4 2 2

Sold Price RS 740000 Sold Date 19-Nov-25

Distance 0.34km

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

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