

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

56 FIGWOOD DRIVE 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

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jan 2025

to

31 Dec 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

40 DAFFODIL CRESCENT DIGGERS REST VIC 3427	690000	15-Sep-25
11 COTTONWOOD ROAD DIGGERS REST VIC 3427	705000	18-Nov-25
43 SILVER DRIVE DIGGERS REST VIC 3427	705000	30-Jul-25

OR

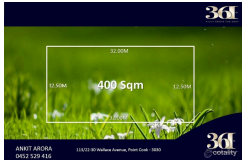
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 January 2026


40 DAFFODIL CRESCENT DIGGERS REST VIC 3427

Sold Price

690000 Sold Date **15-Sep-25**
 4  2  2

 Distance **0.34km**

11 COTTONWOOD ROAD DIGGERS REST VIC 3427

Sold Price

705000 Sold Date **18-Nov-25**
 4  2  2

 Distance **0.45km**

43 SILVER DRIVE DIGGERS REST VIC 3427

Sold Price

 Sold Date **30-Jul-25**
 4  2  2

 Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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