

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

10 LANGDON COURT 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Daylesford

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

9A FRAZER STREET DAYLESFORD VIC 3460	\$600,000	31-Mar-25
930 PORCUPINE RIDGE ROAD PORCUPINE RIDGE VIC 3461	\$885,000	16-Jun-25
9A MANNA LANE TRENTAM VIC 3458	\$600,000	23-Aug-25

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: 27 February 2026



**9A FRAZER STREET DAYLESFORD
VIC 3460**

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Sold Price

\$600,000

Sold Date

31-Mar-25

Distance

2.14km



**930 PORCUPINE RIDGE ROAD
PORCUPINE RIDGE VIC 3461**

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Sold Price

\$885,000

Sold Date

16-Jun-25

Distance

10.38km



**9A MANNA LANE TRENTAM VIC
3458**

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Sold Price

\$600,000

Sold Date

23-Aug-25

Distance

17.14km



**6 WALTERS STREET TRENTAM
VIC 3458**

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Sold Price

\$610,000

Sold Date

28-Nov-25

Distance

17.93km

RS = Recent sale

UN = Undisclosed Sale

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