

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

71 WATERFORD DRIVE MINERS REST VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Miners Rest

Period-from

01 May 2025

to

30 Apr 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

52 DELANEY DRIVE MINERS REST VIC 3352	\$637,500	08-May-25
9 BENDOC STREET MINERS REST VIC 3352	\$610,000	23-Jan-26
2 LOWRY CRESCENT MINERS REST VIC 3352	\$640,000	07-May-26

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: 28 May 2026



**52 DELANEY DRIVE MINERS REST
VIC 3352**

 5  2  2

Sold Price

\$637,500

Sold Date **08-May-25**

Distance **0.21km**



**9 BENDOC STREET MINERS REST
VIC 3352**

 4  2  2

Sold Price

\$610,000

Sold Date **23-Jan-26**

Distance **0.3km**



**2 LOWRY CRESCENT MINERS REST
VIC 3352**

 4  2  2

Sold Price

^{RS} **\$640,000**

Sold Date **07-May-26**

Distance **0.34km**



**8 BAXTER STREET MINERS REST
VIC 3352**

 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date **22-May-26**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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