

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

23 FRAGRANT CRESCENT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Diggers 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 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

20 AUTUMN WAY DIGGERS REST VIC 3427	\$660,000	02-Apr-26
15 PROMINENT ROAD DIGGERS REST VIC 3427	\$670,500	15-Apr-26
8 KIPLING CIRCUIT DIGGERS REST VIC 3427	\$650,000	21-Mar-26

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 May 2026

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20 AUTUMN WAY DIGGERS REST
VIC 3427

3 2 2

Sold Price

^{RS} \$660,000 Sold Date 02-Apr-26

Distance 0.27km



15 PROMINENT ROAD DIGGERS
REST VIC 3427

3 2 1

Sold Price

^{RS} \$670,500 Sold Date 15-Apr-26

Distance 0.29km



8 KIPLING CIRCUIT DIGGERS REST
VIC 3427

3 2 2

Sold Price

\$650,000 Sold Date 21-Mar-26

Distance 1.39km

RS = Recent sale

UN = Undisclosed Sale

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