

## 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

35 ROMULEA CIRCUIT DIGGERS REST VIC 3427

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Diggers Rest

Period-from

01 Jun 2025

to

31 May 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

2 GARDENVIEW DRIVE DIGGERS REST VIC 3427	\$810,000	27-Jan-26
10 TRAVELLERS STREET DIGGERS REST VIC 3427	\$801,000	12-Mar-26
18 TRAVELLERS STREET DIGGERS REST VIC 3427	\$932,500	25-Apr-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.~~

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**2 GARDENVIEW DRIVE DIGGERS  
REST VIC 3427**

4 3 2

Sold Price

**\$810,000**

Sold Date

**27-Jan-26**

Distance

**1.14km**



**10 TRAVELLERS STREET DIGGERS  
REST VIC 3427**

4 2 2

Sold Price

**\$801,000**

Sold Date

**12-Mar-26**

Distance

**1.35km**



**18 TRAVELLERS STREET DIGGERS  
REST VIC 3427**

4 2 2

Sold Price

<sup>RS</sup>  
**\$932,500**

Sold Date

**25-Apr-26**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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