

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

44 FAIRFIELD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,200

Property type

House

Suburb

Diggers Rest

Period-from

01 Sep 2025

to

31 Aug 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

5 AUSTEN WALK DIGGERS REST VIC 3427	\$645,000	08-Sep-26
24 ELLIS DRIVE DIGGERS REST VIC 3427	\$640,000	24-Aug-26
33 RYNAS WAY DIGGERS REST VIC 3427	\$592,500	04-Aug-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: 15 September 2026

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5 AUSTEN WALK DIGGERS REST
VIC 3427

Sold Price

RS

\$645,000

Sold Date

08-Sep-26



3



2



2

Distance

0.17km



24 ELLIS DRIVE DIGGERS REST VIC
3427

Sold Price

RS

\$640,000

Sold Date

24-Aug-26



3



2



2

Distance

1.54km



33 RYNAS WAY DIGGERS REST VIC
3427

Sold Price

RS

\$592,500

Sold Date

04-Aug-26



3



3



1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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