

## 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

119 MADISONS AVENUE 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$644,900

Property type

House

Suburb

Diggers Rest

Period-from

01 Apr 2025

to

31 Mar 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

6 AIR AVENUE DIGGERS REST VIC 3427	\$820,000	07-May-25
31 MACADAMIA WAY DIGGERS REST VIC 3427	\$820,000	16-Sep-25
9 ARGUS CLOSE DIGGERS REST VIC 3427	\$810,000	10-Dec-25

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: 29 April 2026



**6 AIR AVENUE DIGGERS REST VIC 3427** Sold Price **\$820,000** Sold Date **07-May-25**

4 2 2

Distance **0.8km**



**31 MACADAMIA WAY DIGGERS REST VIC 3427** Sold Price Sold Date **16-Sep-25**

4 3 2

Distance **0.73km**



**9 ARGUS CLOSE DIGGERS REST VIC 3427** Sold Price **\$810,000** Sold Date **10-Dec-25**

4 2 2

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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