

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

3 FLOURISH WAY 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

\$765,000

&

\$815,000

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

9 ARGUS CLOSE DIGGERS REST VIC 3427	\$810,000	10-Dec-25
10 TRAVELLERS STREET DIGGERS REST VIC 3427	\$801,000	12-Mar-26
23 CARROLL STREET DIGGERS REST VIC 3427	\$798,500	18-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.~~

This Statement of Information was prepared on: 09 June 2026



9 ARGUS CLOSE DIGGERS REST VIC 3427

4 2 2

Sold Price **\$810,000** Sold Date **10-Dec-25**

Distance **0.76km**



10 TRAVELLERS STREET DIGGERS REST VIC 3427

4 2 2

Sold Price **\$801,000** Sold Date **12-Mar-26**

Distance **1.07km**



23 CARROLL STREET DIGGERS REST VIC 3427

4 2 2

Sold Price ^{RS} **\$798,500** Sold Date **18-Apr-26**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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