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	125 Calder Highway, Diggers Rest, Vic 3427

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $600,000 & $640,000

Median sale price

Median price	$638,500	Property type	*House*	Suburb	Diggers Rest

Period - From	01/05/2026	to	31/07/2026	Source: PropTrack

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 six 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
15 Ingot Road, Diggers Rest, VIC 3427	$640,000	09/05/2026
37 Precious Road, Diggers Rest, VIC 3427	$617,500	23/03/2026
64 Cradle Road, Diggers Rest, VIC 3427	$620,000	21/04/2026

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 six months.~~

This Statement of Information was prepared on: 18/08/2026