

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1 Perrins Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$755,000 & \$775,000

Median sale price

Median price \$800,000 Property Type House Suburb Daylesford

Period - From 19/02/2025 to 18/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	2 Golden Springs Av HEPBURN SPRINGS 3461	\$750,000	12/11/2025
2	29 Vincent St.N DAYLESFORD 3460	\$740,000	20/08/2025
3	2 Park Av HEPBURN SPRINGS 3461	\$750,000	25/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/02/2026 11:03

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3 2 1+

Property Type: House
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$755,000 - \$775,000
Median House Price
19/02/2025 - 18/02/2026: \$800,000

Comparable Properties



2 Golden Springs Av HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**

3 2 -

Price: \$750,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 863 sqm approx



29 Vincent St.N DAYLESFORD 3460 (REI)

Agent Comments

3 1 2

Price: \$740,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 688 sqm approx



2 Park Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

3 2 -

Price: \$750,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 593 sqm approx