

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

11 Basin Road, Daylesford Vic 3460

Indicative selling price

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

Range between \$765,000

&

\$795,000

Median sale price

Median price \$850,000

Property Type House

Suburb Daylesford

Period - From 01/04/2025

to 31/03/2026

Source REIV

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	4 Radium Av HEPBURN SPRINGS 3461	\$760,000	12/03/2026
2	44 East St DAYLESFORD 3460	\$795,000	17/09/2025
3	29 Vincent St.N DAYLESFORD 3460	\$740,000	20/08/2025

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:

21/05/2026 16:45

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Indicative Selling Price

\$765,000 - \$795,000

Median House Price

Year ending March 2026: \$850,000



2 2 1+

Property Type: House

Land Size: 506 sqm approx

Agent Comments

Study/Office/3rd Bedroom

Comparable Properties



4 Radium Av HEPBURN SPRINGS 3461 (REI)

[Agent Comments](#)

3 1 1

Price: \$760,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 618 sqm approx



44 East St DAYLESFORD 3460 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$795,000

Method: Private Sale

Date: 17/09/2025

Property Type: House

Land Size: 395 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