

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

20 Fulcher Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$917,000

Property Type

House

Suburb

Daylesford

Period - From

01/01/2025

to

31/12/2025

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	18 Stanhope St DAYLESFORD 3460	\$890,000	22/09/2025
2	117 Raglan St DAYLESFORD 3460	\$986,000	03/03/2026
3	22a Forest Av HEPBURN SPRINGS 3461	\$950,000	01/11/2025

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:

24/03/2026 15:03

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Indicative Selling Price
\$975,000

Median House Price
Year ending December 2025: \$917,000



4 2 2

Property Type: House
Land Size: 1747 sqm approx
Agent Comments

Comparable Properties



18 Stanhope St DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method:
Date: 22/09/2025
Property Type: House
Land Size: 1013 sqm approx



117 Raglan St DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$986,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 983 sqm approx



22a Forest Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 2030 sqm approx