

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

22 Hepburn Road, Daylesford Vic 3460

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$792,000

Property Type

House

Suburb

Daylesford

Period - From

16/07/2025

to

15/07/2026

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	38 Frazer St DAYLESFORD 3460	\$750,000	01/05/2026
2	4 Radium Av HEPBURN SPRINGS 3461	\$760,000	12/03/2026
3	2 Albert La DAYLESFORD 3460	\$770,000	21/07/2025

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:

16/07/2026 12:25

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Indicative Selling Price
\$765,000

Median House Price
16/07/2025 - 15/07/2026: \$792,000



 4  2  2

Property Type: House
Land Size: 679 sqm approx
Agent Comments

Comparable Properties



38 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  1  4

Price: \$750,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 817 sqm approx



4 Radium Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

 3  1  1

Price: \$760,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 618 sqm approx



2 Albert La DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  2  2

Price: \$770,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 956 sqm approx

Account - Jellis Craig | P: 03 9989 2525