

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

30A Leggatt Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$797,500

Property Type

House

Suburb

Daylesford

Period - From

18/08/2025

to

17/08/2026

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	30 Leggatt St DAYLESFORD 3460	\$1,000,000	28/07/2026
2	27 Central Springs Rd DAYLESFORD 3460	\$1,096,000	11/11/2025
3	21a Little St DAYLESFORD 3460	\$1,150,000	02/09/2025

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:

18/08/2026 11:59

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Indicative Selling Price

\$1,100,000

Median House Price

18/08/2025 - 17/08/2026: \$797,500



2 2 2

Property Type: House

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



30 Leggatt St DAYLESFORD 3460 (REI)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Private Sale

Date: 28/07/2026

Property Type: House

Land Size: 841 sqm approx



27 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 3

Price: \$1,096,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 672 sqm approx



21a Little St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 02/09/2025

Property Type: House

Land Size: 1008 sqm approx