

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

52 Millar Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$1,085,000

&

\$1,150,000

Median sale price

Median price \$800,000

Property Type House

Suburb Daylesford

Period - From 01/07/2025

to 30/06/2026

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 eighteen 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	27 Central Springs Rd DAYLESFORD 3460	\$1,096,000	11/11/2025
2	22 Tipperary Springs Rd DAYLESFORD 3460	\$1,115,000	13/02/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,085,000 - \$1,150,000

Median House Price

Year ending June 2026: \$800,000



4 1 0

Property Type: House
Land Size: 1770 sqm approx
Agent Comments

Comparable Properties



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



22 Tipperary Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

4 2 4

Price: \$1,115,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 1308 sqm approx

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 eighteen months.