

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

8/34 Smith Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$820,000 Property Type House Suburb Daylesford

Period - From 01/05/2025 to 30/04/2026 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	2 Sixth St HEPBURN SPRINGS 3461	\$620,000	25/02/2026
2	23/34 Smith St DAYLESFORD 3460	\$595,000	13/02/2025
3	4/34 Smith St DAYLESFORD 3460	\$630,000	11/02/2025

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:

01/05/2026 14:18

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2 2 1

Property Type: House (Res)

Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$625,000

Median House Price

01/05/2025 - 30/04/2026: \$820,000

Comparable Properties



2 Sixth St HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

2 2 2

Price: \$620,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 417 sqm approx



23/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$595,000

Method: Sale

Date: 13/02/2025

Property Type: Flat/Unit/Apartment (Res)



4/34 Smith St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$630,000

Method: Private Sale

Date: 11/02/2025

Property Type: Townhouse (Single)

Land Size: 407 sqm approx