

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

20A Irene St, Daylesford Vic 3460

Indicative selling price

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

Single price

\$502,000

Median sale price

Median price

\$407,500

Property Type

Vacant land

Suburb

Daylesford

Period - From

29/06/2025

to

28/06/2026

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	4 Irene St DAYLESFORD 3460	\$420,000	15/10/2025
2	8 Irene St DAYLESFORD 3460	\$385,000	09/05/2025
3	6 Irene St DAYLESFORD 3460	\$390,000	28/01/2025

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:

29/06/2026 18:16

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Indicative Selling Price
\$502,000

Median Land Price
29/06/2025 - 28/06/2026: \$407,500



Property Type:
Land Size: 597 sqm approx
Agent Comments

Comparable Properties



4 Irene St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 15/10/2025
Property Type: Land
Land Size: 538 sqm approx



8 Irene St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 09/05/2025
Property Type: Land
Land Size: 533 sqm approx

6 Irene St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 28/01/2025
Property Type: Land
Land Size: 535 sqm approx