

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

45 Stanbridge Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$850,000

Property Type House

Suburb Daylesford

Period - From 01/04/2025

to 31/03/2026

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 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	49 Stanbridge St DAYLESFORD 3460	\$1,200,000	03/10/2025
2	21a Little St DAYLESFORD 3460	\$1,150,000	02/09/2025
3	17 Vincent St.N DAYLESFORD 3460	\$1,200,000	09/08/2025

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 10:31

Gary Cooke
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3 2 5

Property Type: House
Land Size: 1085 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000
Median House Price
Year ending March 2026: \$850,000

Comparable Properties



49 Stanbridge St DAYLESFORD 3460 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 562 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



17 Vincent St.N DAYLESFORD 3460 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 809 sqm approx

Account - Jellis Craig | P: 03 9989 2525