

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

9 Basin Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$815,000

Property Type House

Suburb Daylesford

Period - From 12/12/2024

to 11/12/2025

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	7 Vue Ct DAYLESFORD 3460	\$275,000	23/09/2025
2	135 Vincent St DAYLESFORD 3460	\$302,000	26/07/2025
3	29 Houston St DAYLESFORD 3460	\$300,000	30/10/2024

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:

12/12/2025 09:32

Carole Lenander
03 9989 2525
0401 472 346

carolelenander@jellisrcraig.com.au

Indicative Selling Price

\$300,000

Median House Price

12/12/2024 - 11/12/2025: \$815,000



Property Type: land

Land Size: 507 sqm approx

Agent Comments

land only

Comparable Properties



7 Vue Ct DAYLESFORD 3460 (VG)

[Agent Comments](#)



Price: \$275,000

Method: Sale

Date: 23/09/2025

Property Type: Land

Land Size: 404 sqm approx

135 Vincent St DAYLESFORD 3460 (VG)

[Agent Comments](#)



Price: \$302,000

Method: Sale

Date: 26/07/2025

Property Type: Land

Land Size: 533 sqm approx

29 Houston St DAYLESFORD 3460 (VG)

[Agent Comments](#)



Price: \$300,000

Method: Sale

Date: 30/10/2024

Property Type: Land

Land Size: 1093 sqm approx

Account - Jellis Craig | P: 03 9989 2525



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.