

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

Range between \$270,000 & \$290,000

Median sale price

Median price \$407,500 Property Type Vacant land Suburb Daylesford

Period - From 26/06/2025 to 25/06/2026 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 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	7 Vue Ct DAYLESFORD 3460	\$275,000	23/09/2025
2	7a Little St DAYLESFORD 3460	\$260,000	14/05/2025
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:

26/06/2026 11:43



Property Type: Land
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
\$270,000 - \$290,000
Median Land Price
26/06/2025 - 25/06/2026: \$407,500

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



7a Little St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 14/05/2025
Property Type: Land
Land Size: 542 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.