

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

Range between

\$1,025,000

&

\$1,125,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Daylesford

Period - From

03/09/2025

to

02/09/2026

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	27 Central Springs Rd DAYLESFORD 3460	\$1,096,000	11/11/2025
2	21a Little St DAYLESFORD 3460	\$1,150,000	02/09/2025
3	4 North St DAYLESFORD 3460	\$1,020,000	15/07/2025

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:

03/09/2026 10:14

Gary Cooke

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Indicative Selling Price

\$1,025,000 - \$1,125,000

Median House Price

03/09/2025 - 02/09/2026: \$800,000



 3  2  5

Property Type: House

Land Size: 1085 sqm approx

Agent Comments

Comparable Properties



27 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,096,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 672 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



4 North St DAYLESFORD 3460 (REI)

Agent Comments

 3  2  3

Price: \$1,020,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 798 sqm approx

Account - Jellis Craig | P: 03 9989 2525