

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 45 Perrins Street, Daylesford Vic 3460
Including suburb or locality and postcode

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$375,000

Property Type Vacant land

Suburb Daylesford

Period - From 27/03/2025

to 26/03/2026

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.

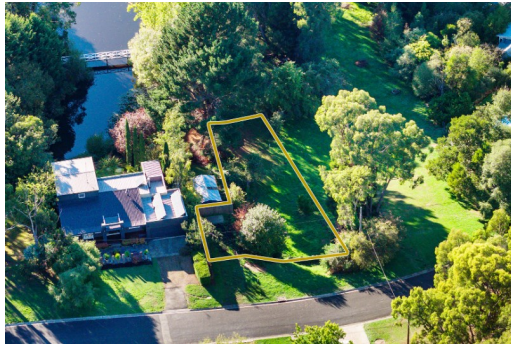
	Address of comparable property	Price	Date of sale
1	8 Irene St DAYLESFORD 3460	\$385,000	09/05/2025
2	2/4 Elsbeth Ct DAYLESFORD 3460	\$412,000	17/12/2024
3	23 Vincent St DAYLESFORD 3460	\$380,000	16/12/2024

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:

27/03/2026 10:56



Property Type: Land
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$380,000
Median Land Price
 27/03/2025 - 26/03/2026: \$375,000

Comparable Properties



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



2/4 Elsbeth Ct DAYLESFORD 3460 (VG)

Agent Comments



Price: \$412,000
Method: Sale
Date: 17/12/2024
Property Type: Strata Unit/Flat

23 Vincent St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 16/12/2024
Property Type: Land
Land Size: 518 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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