

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

16 VINCENT STREET N, DAYLESFORD, VIC 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$1,490,000


### Median sale price

Median price: \$810,000

Property type: House

Suburb: DAYLESFORD

Period: 01 January 2025 to 31 December 2025

Source: 

### Comparable property sales

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

Address of comparable property	Price	Date of sale
24 KING ST, DAYLESFORD, VIC 3460	*\$1,540,000	07/11/2025
7 CAMP ST, DAYLESFORD, VIC 3460	\$1,550,000	13/05/2025
47 PERRINS ST, DAYLESFORD, VIC 3460	\$1,400,000	10/01/2025

This Statement of Information was prepared on:

14/03/2026

# FEATURES LIST

16 Vincent Street North, Daylesford



## GENERAL

- Total refurbishment and additions in 2019, including re-wire, new switchboards, re-plumb, new PVC sewer, New PVC downpipes and stormwater drains and new gas installation.
- 3-phase power
- 3 switchboards – main house, alfresco and garage
- 10,000 ltr water tank with RainMaker pump – initially pumps from the tank and if the tank is dry, it auto switches to mains water.
- Tank water is pumped to 5 garden taps
- Garden taps are quarter-turn single lever type
- 5 Hoselink retractable reels and fittings, each with a 30 mtr hose
- Underfloor expanding, fire-retardant, spray foam insulation to the entire timber floor section- reduces the heating/cooling load by as much as 50%
- Wall batts installed on the exterior walls during refurbishment
- Ceiling insulation batts throughout
- Original roofing iron profile kept- all roofing nails have replaced with roof screws

## HOUSE

- Victorian style built in the late 1890's
- Roller shade blinds- 70% block-out, fitted to front and rear verandah to reduce summer heat load
- Hardwired Cat6 network with patch panel and 7 outlets
- NBN [high speed] connected. Fibre to the premise available
- 18kw ducted cooling, 3-phase compressor with add-on gas heating
- Safety switches, RCDs and power surge protection built into the switchboard

- Decorative, replica Victorian Cast Iron fireplace surround to lounge with gas [coal look] flame
- Dimmers to chandeliers in the lounge and dining rooms
- 2 instantaneous gas hot water services. One for the en-suite and one for the remainder of the house
- 1 instantaneous electric hot water service to the sink in the alfresco
- Stone bench tops and splashback to the kitchen
- Heavy-duty “INSINKERATOR” food disposal unit in the kitchen sink
- Integrated ASKO XL dishwasher with 4 trays
- Brand new racks and baking trays for the lower oven
- 2 ASKO wall ovens. The lower oven has a Pyro Clean self-cleaning function. The upper oven has convection, grilling, and is also a microwave
- 900 mm ASKO 6-zone induction cooktop
- Soft close to all drawers and cupboard doors
- Heated towel rail in the main bathroom
- Decorative Victorian ceiling roses and wall vents are sealed to prevent heat loss/gain from the ceiling space
- Original Baltic Pine floorboards
- All locks are keyed alike

## **ALFRESCO**

- Polished “diamond finish” concrete floor resists staining
- Separate switchboard controls this zone
- Built-in stainless-steel kitchen/cooking centre with granite tops
- 5-burner “INFRESCO” gas BBQ with roasting hood and rotisserie and powerful Wok burner
- Fully plumbed sink with hot/cold water
- Bar fridge with decorative lighting
- Split system heating/cooling
- Commercial-grade extraction hood and fan
- Interlock fan/gas prevents gas ignition if the fan is not running
- Cooking is connected to town gas

## **EXTERIOR & GARAGE**

- Fully fenced dog-proof yard with 5 internal, discrete gates to enable segregation of the garden into distinct zones.
- Front entry arbour is corralled to avoid accidental dog escape
- Discrete [secret] gate to Hospital Street near clothesline to allow at-grade, no-step access to the house
- Heavy-duty commercial remote-control gates to the vehicle entrance on Hospital Street
- Remote control roller door to the garage
- High bay garage with 2700mm wall height
- Separate switchboard to the garage zone with RCDs and 10 power outlets

- Excellent high-grade lighting in the garage/ workshop to facilitate safety whilst undertaking projects
- Excellent exterior LED lighting with movement sensors
- Weatherproof external double power outlets at garage, alfresco, north deck, near kitchen window and under ensuite window
- 2 metal sub-floor access doors

## **GARDEN AND PLANTINGS**

- Mature lemon grove – 10 trees
- Mature heavy-producing fig tree
- Feijoa hedge 30+ trees + 3 mature Feijoas near garden shed
- Mature, productive espaliered Apple trees along the boundary fence
- 2 Apricot trees
- Loquat tree
- 3 large Bay leaf trees
- Mandarin tree
- 2 mature grape vines – one white and the other black
- Kiwi fruit vine – producing
- Mature productive olive grove 8 trees
- 4 strawberry guava bushes
- Established heavy cropping strawberry patch
- Established veggie beds x 4

## **ITEMS INCLUDED IN THE HOUSE SALE**

- Refrigerator – plumbed for filtered water and ice production
- Large mirror in the dining room
- Hallway runner
- Wall shelves in bedroom 2 & 3
- White dresser cabinet in bedroom 3
- Shelf unit in bedroom 3
- Wall-mounted 65 in SAMSUNG SMART TV and associated control boxes
- Grey planter boxes and plants outside the kitchen wall
- 5 Tuscan terracotta pots and plants on the north deck
- 7 large Tuscan terracotta pots and plants near the back verandah
- 3 black pots and plants in the garden near the clothesline
- Clothesline and galvanised stand
- Lions Head water feature in the front garden
- Large chicken house and IGLOO laying box
- Garden shed under the fig tree
- Tumbler dual-section compost bin