

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

13 CENTRAL AVENUE, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price: \$1,995,000


Median sale price

Median price: \$792,000

Property type: House

Suburb: DAYLESFORD

Period: 01 April 2025 to 31 March 2026

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
55 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	\$2,020,000	16/12/2025
14 CHATFIELD AVE, DAYLESFORD, VIC 3460	\$1,950,000	12/10/2025
17 WEST ST, DAYLESFORD, VIC 3460	\$2,000,000	29/04/2025

This Statement of Information was prepared on: 05/05/2026

FEATURES LIST

13 Central Ave, Daylesford



- Fully renovated Edwardian home
- Privacy and tranquillity in a side road, no thoroughfare
- Direct access to walking trails, easy walk to lake and to town centre
- White picket fence
- Designer gardens throughout the property
- Covered front verandah, feature leadlight window in front door
- Fully automatic irrigation throughout front and back garden
- Designer pendant lighting
- Master bedroom with ensuite bathroom and spacious WIR
- Large second bedroom with ensuite bathroom
- New Zealand wool carpets in bedrooms
- Wooden floors in living areas
- Living space with large sliding doors, gas log fire
- 26 litre gas, Rheem continuous flow hot water heater
- Third central bathroom with bath and walk-in shower
- Flexible floor plan with opportunity for 3rd and 4th bedroom/study
- Open plan kitchen and dining/living area
- Designer kitchen - white with marble, double cupboard pantry, room for double door fridge, kitchen bench with designer pendants
- Gas stove, German-made electric oven, dishwasher
- Generous tiled sunroom leading out of living area, with retractable roof and fly screens

- Bifold doors to rear deck
- Separate laundry with storage
- 10 x 6m roof space cavity, a space for potential development
- Wifi controlled hydronic heating throughout the house with 10 panels
- Reverse cycle split system in open kitchen, dining space
- Reverse cycle split system in master bedroom
- Haiku ceiling fans in most rooms
- Wifi controlled, heated bathroom floors and towel rails
- IXL Tastic Luminare Heat Module - bathroom ceiling heater in two bathrooms.
- Fully insulated external and internal walls, underfloor and ceiling
- Plantation shutter blinds in the bedrooms
- Composite rear deck with luxurious dual space Fastlane spa pool – swimming area and seated area with spa jets, wifi controlled
- Fully automated Covana insulated pool cover – lifts and lowers at turn of a key
- Lockable garden shed
- Stunning nighttime ambient lighting throughout garden
- NBN connected, wifi system installed, TV cabling
- 5 x water tanks, 5000 litres total capacity.
- Three retractable garden hose reels
- 11.88 kw solar panels and 26 Kwh weatherproof batteries
- Off-street parking space with opportunity to build carport
- Remote controlled driveway gate, with remote wifi capability
- Exposed aggregate concrete driveway
- 600 x 600 pavers with white stones form garden walkways
- Air ventilation system under the house, 4 fans
- 4 x outdoor 240V power points, one 15Amp for pressure washer or car charger in driveway
- Single phase. Three-pin socket in driveway for car charging capabilities