Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

15 Darnley Drive, Templestowe Vic 3106
15

Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,750,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1 Nolan CI DONCASTER EAST 3109	\$1,795,000	29/01/2025
2	33 Tidcombe Cr DONCASTER EAST 3109	\$1,700,000	16/11/2024
3	112 Polaris Dr DONCASTER EAST 3109	\$1,821,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 10:33





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Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** Year ending December 2024: \$1,750,000

Property Type: House Land Size: 706 sqm approx **Agent Comments**



Comparable Properties

1 Nolan CI DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,795,000 Method: Private Sale Date: 29/01/2025

Property Type: House (Res) Land Size: 663 sqm approx



33 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)



Agent Comments

Price: \$1,700,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 667 sqm approx



112 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Price: \$1,821,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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