

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Darnley Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,750,000 Property 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	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 comparable properties 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



Property Type: House

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



1 Nolan Ct 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)

Agent Comments



Price: \$1,821,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 790 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000