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	15 Darnley Drive, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1	,750,000	&	\$1,890,000
Range between \$1,	,750,000	&	\$1,890,000

Median sale price

Median price	\$1,811,800	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2024	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	112 Polaris Dr DONCASTER EAST 3109	\$1,821,000	19/10/2024
3	6 Lalani Tce TEMPLESTOWE 3106	\$1,850,000	19/08/2024

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:	11/02/2025 12:44





John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$1,750,000 - \$1,890,000 Median House Price December quarter 2024: \$1,811,800





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

Agent Comments

Comparable Properties



1 Nolan CI DONCASTER EAST 3109 (REI)

5

Price: \$1,795,000

—

2

3 2

Method: Private Sale Date: 29/01/2025 Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments



112 Polaris Dr DONCASTER EAST 3109 (REI/VG)

3 2

Agent Comments

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

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

語を通

_



. .

6 Lalani Tce TEMPLESTOWE 3106 (REI/VG)

Price: \$1,850,000 Method: Private Sale Date: 19/08/2024 Property Type: House Land Size: 829 sqm approx **Agent Comments**



Account - Harcourts Manningham | P: 03 9842 8000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.