

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 SWANS ROAD DARLEY VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Darley

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

**A\*** 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

104 HOLTS LANE DARLEY VIC 3340	\$1,150,000	27-Sep-23
13 MORVEN ROAD DARLEY VIC 3340	\$1,170,000	20-Nov-23
7 JANETTE COURT DARLEY VIC 3340	\$1,160,000	22-Aug-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 March 2025



**104 HOLTS LANE DARLEY VIC  
3340**

 4  2  2

Sold Price **\$1,150,000** Sold Date **27-Sep-23**

Distance **2.11km**



**13 MORVEN ROAD DARLEY VIC  
3340**

 4  2  2

Sold Price **\$1,170,000** Sold Date **20-Nov-23**

Distance **1.94km**



**7 JANETTE COURT DARLEY VIC  
3340**

 4  2  3

Sold Price **\$1,160,000** Sold Date **22-Aug-24**

Distance **1.59km**

RS = Recent sale      UN = Undisclosed Sale

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