

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

144 HOLTS LANE DARLEY VIC 3340

Indicative selling price

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

Single Price

or range
between

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Darley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

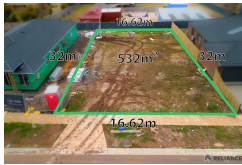
Date of sale

43 GRANDVIEW CRESCENT DARLEY VIC 3340	\$325,000	22-Jan-25
LOT 51 HOLTS LANE DARLEY VIC 3340	\$320,000	16-Dec-24
1/3 QUEENS CRESCENT BACCHUS MARSH VIC 3340	\$315,000	03-Dec-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: 08 August 2025



**43 GRANDVIEW CRESCENT
DARLEY VIC 3340**

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Sold Price **\$325,000** Sold Date **22-Jan-25**

Distance **0km**

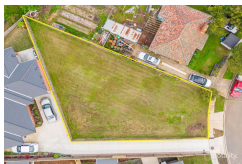


**LOT 51 HOLTS LANE DARLEY VIC
3340**

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Sold Price **\$320,000** Sold Date **16-Dec-24**

Distance **0.65km**



**1/3 QUEENS CRESCENT BACCHUS
MARSH VIC 3340**

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Sold Price **\$315,000** Sold Date **03-Dec-24**

Distance **2.14km**

RS = Recent sale UN = Undisclosed Sale

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