

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

Single price

\$1,750,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe

Period - From

12/03/2024

to

11/03/2025

Source

Property Data

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	11 Rosco Dr TEMPLESTOWE 3106	\$1,760,000	29/10/2024
2	17 Ryder Ct DONCASTER EAST 3109	\$1,750,000	24/09/2024
3	26 Cricklewood Dr TEMPLESTOWE 3106	\$1,796,000	14/09/2024

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:

12/03/2025 15:52

John Konidaris

03 9842 8000

0412 776 650

john.konidaris@harcourts.com.au

Indicative Selling Price

\$1,750,000

Median House Price

12/03/2024 - 11/03/2025: \$1,750,000



 5  3  2

Property Type: House

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



11 Rosco Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,760,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House (Res)

Land Size: 898 sqm approx

17 Ryder Ct DONCASTER EAST 3109 (VG)

Agent Comments

 5  -  -

Price: \$1,750,000

Method: Sale

Date: 24/09/2024

Property Type: House (Res)

Land Size: 863 sqm approx



26 Cricklewood Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,796,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 640 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000