Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	2/45 HOLTS LANE DARLEY VIC 3340						
Indicative selling price							
For the meaning of this price	e see consumer.vi	c.gov.a	u/underquot	ing (*[Delete single pric	e or range	as applicable)
Single Price			or ran	_	\$439,000	&	\$469,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$417,000	Prop	perty type		Unit	Suburb	Darley
Period-from	01 Nov 2024	to	31 Oct 2	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	
7 TAYLOR DRIVE DARLEY VIC 3340	\$442,500	06-Feb-25	
2/36 SOMERTON COURT DARLEY VIC 3340	\$452,500	16-Oct-24	
6/57 GREY STREET DARLEY VIC 3340	\$353,000	23-Oct-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: 11 November 2025





Vickie Ramon P 97468899 M 0403194621 E vramon@ypa.com.au



7 TAYLOR DRIVE DARLEY VIC 3340

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Sold Price

\$442,500 Sold Date 06-Feb-25

Distance

0.1km



2/36 SOMERTON COURT DARLEY Sold Price

\$452,500 Sold Date 16-Oct-24



VIC 3340

Distance

0.36km



6/57 GREY STREET DARLEY VIC 3340

€ 2

Sold Price

\$353,000 Sold Date 23-Oct-24

0.6km

= 3

₾ 2

Distance

RS = Recent sale

UN = Undisclosed Sale

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