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	2 CIDER CIRCUIT 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	Property type	Unit	Suburb	Darley
Period-from	01 Mar 2025	to	28 Feb 2026	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
3/45 HOLTS LANE DARLEY VIC 3340	$430,000	22-Jan-26
2/45 HOLTS LANE DARLEY VIC 3340	$444,000	24-Dec-25
9/125 GISBORNE ROAD DARLEY VIC 3340	$407,000	24-Feb-26

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: 26 March 2026

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3/45 HOLTS LANE DARLEY VIC 3340

2 1 1

Sold Price **$430,000** Sold Date **22-Jan-26**

Distance **0.3km**

2/45 HOLTS LANE DARLEY VIC 3340

2 1 1

Sold Price **$444,000** Sold Date **24-Dec-25**

Distance **0.3km**

9/125 GISBORNE ROAD DARLEY VIC 3340

2 1 1

Sold Price RS **$407,000** Sold Date **24-Feb-26**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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