

# 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

5 Darnley Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$1,750,000

Property Type House

Suburb Templestowe

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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	15 Verne Ct TEMPLESTOWE 3106	\$1,981,000	08/11/2025
2	14 Trevinden CI TEMPLESTOWE 3106	\$1,845,000	04/10/2025
3	12 Valencia Tce TEMPLESTOWE 3106	\$1,781,000	13/09/2025

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:

11/02/2026 17:12



 4  2  4

**Property Type:** House  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
December quarter 2025: \$1,750,000

## Comparable Properties



**15 Verne Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,981,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



**14 Trevinden CI TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,845,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**12 Valencia Tce TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,781,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1087 sqm approx

**Account - Barry Plant** | P: 03 9842 8888