

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

6 THIELE COURT 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

\$320,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,500

Property type

Land

Suburb

Darley

Period-from

01 Dec 2024

to

30 Nov 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

111 HOLTS LANE DARLEY VIC 3340	\$320,000	16-Dec-24
21 MERIDIE WAY DARLEY VIC 3340	\$310,000	16-Jan-25
24 MERIDIE WAY DARLEY VIC 3340	\$345,000	02-Oct-25

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: 06 December 2025



111 HOLTS LANE DARLEY VIC 3340

Sold Price\$320,000Sold Date16-Dec-24

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Distance0km



21 MERIDIE WAY DARLEY VIC 3340

Sold Price\$310,000Sold Date16-Jan-25

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Distance0km



24 MERIDIE WAY DARLEY VIC 3340

Sold Price\$345,000Sold Date02-Oct-25

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Distance0km

RS = Recent sale UN = Undisclosed Sale

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