

STATEMENT OF INFORMATION

4/4 ROSS STREET, DARLEY, VIC 3340

PREPARED BY WEST EDGE REAL ESTATE, 83-85 UNITT STREET MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/4 ROSS STREET, DARLEY, VIC 3340

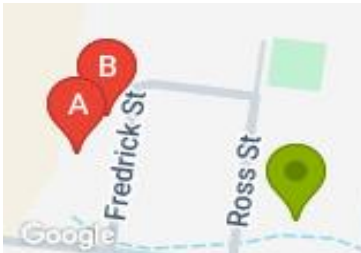
 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$460,000 to \$480,000**

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (Other)

01 October 2024 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



2/7-9 FREDRICK ST, DARLEY, VIC 3340

 3  2  3

Sale Price

\$470,000

Sale Date: 09/07/2024

Distance from Property: 187m



2/11 FREDRICK ST, DARLEY, VIC 3340

 3  2  1

Sale Price

\$465,000

Sale Date: 25/10/2024

Distance from Property: 180m



This report has been compiled on 11/12/2025 by West Edge Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/4 ROSS STREET, DARLEY, VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$460,000 to \$480,000

Median sale price

Median price

Property type

Other

Suburb

DARLEY

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

2/7-9 FREDRICK ST, DARLEY, VIC 3340	\$470,000	09/07/2024
2/11 FREDRICK ST, DARLEY, VIC 3340	\$465,000	25/10/2024

This Statement of Information was prepared on:

11/12/2025