

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

1 CHAMBERS 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,050

Property type

House

Suburb

Darley

Period-from

01 May 2025

to

30 Apr 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

40 SWANS ROAD DARLEY VIC 3340	\$965,000	24-Jan-25
9 SWANS ROAD DARLEY VIC 3340	\$1,020,000	01-May-26
31 PAMELA COURT DARLEY VIC 3340	\$907,500	20-May-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: 04 May 2026



40 SWANS ROAD DARLEY VIC 3340

3 2 3

Sold Price

\$965,000

Sold Date

24-Jan-25

Distance

0.33km



9 SWANS ROAD DARLEY VIC 3340

3 2 2

Sold Price

^{RS} **\$1,020,000**

Sold Date

01-May-26

Distance

0.59km



31 PAMELA COURT DARLEY VIC 3340

4 2 2

Sold Price

\$907,500

Sold Date

20-May-25

Distance

0.74km



19 MANNING BOULEVARD DARLEY VIC 3340

4 2 3

Sold Price

\$998,000

Sold Date

01-Aug-25

Distance

0.85km



3 AKERS COURT DARLEY VIC 3340

4 2 2

Sold Price

^{RS} **\$969,000**

Sold Date

05-Apr-26

Distance

0.89km



5 CAMPBELL COURT DARLEY VIC 3340

4 2 2

Sold Price

\$1,190,000

Sold Date

12-Sep-25

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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