

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

2/125 HOLTS LANE 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

\$499,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Darley

Period-from

01 Aug 2024

to

31 Jul 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

1/84 CLIFTON DRIVE BACCHUS MARSH VIC 3340	\$500,000	16-Nov-24
14A COLLEGE SQUARE BACCHUS MARSH VIC 3340	\$483,000	31-Aug-24
18A LONE PINE SQUARE BACCHUS MARSH VIC 3340	\$480,000	25-Jun-24

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: 22 August 2025


**1/84 CLIFTON DRIVE BACCHUS
MARSH VIC 3340**
 3  2  2

Sold Price

\$500,000

Sold Date

16-Nov-24

Distance

0.55km

**14A COLLEGE SQUARE BACCHUS
MARSH VIC 3340**
 3  2  1

Sold Price

\$483,000

Sold Date

31-Aug-24

Distance

0.73km

**18A LONE PINE SQUARE BACCHUS
MARSH VIC 3340**
 3  2  2

Sold Price

\$480,000

Sold Date

25-Jun-24

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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