

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

22 DENSLEY 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

\$889,000

&

\$949,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,050

Property type

House

Suburb

Darley

Period-from

01 Apr 2025

to

31 Mar 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

32 ROBERTSONS ROAD DARLEY VIC 3340	\$800,000	27-Dec-25
6 AMSTEL CLOSE DARLEY VIC 3340	\$885,000	19-Aug-25
38 HORDER CRESCENT DARLEY VIC 3340	\$1,032,000	14-Jan-26

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: 20 April 2026



32 ROBERTSONS ROAD DARLEY VIC 3340

 4  2  2

Sold Price **\$800,000** Sold Date **27-Dec-25**

Distance **0.16km**



6 AMSTEL CLOSE DARLEY VIC 3340

 5  3  4

Sold Price **\$885,000** Sold Date **19-Aug-25**

Distance **0.25km**



38 HORDER CRESCENT DARLEY VIC 3340

 3  3  4

Sold Price **\$1,032,000** Sold Date **14-Jan-26**

Distance **0.35km**



11 CAIRNS DRIVE DARLEY VIC 3340

 4  2  2

Sold Price **\$1,040,000** Sold Date **14-Oct-25**

Distance **0.43km**



3 AKERS COURT DARLEY VIC 3340

 4  2  2

Sold Price ^{RS} **\$969,000** Sold Date **05-Apr-26**

Distance **0.45km**



9 QUAILLE COURT DARLEY VIC 3340

 4  2  2

Sold Price **\$883,200** Sold Date **05-Jun-25**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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**11 QUAILLE COURT DARLEY VIC
3340**

 3  2  2

Sold Price **\$885,000** Sold Date **04-Jul-25**

Distance **0.59km**



**44 CAIRNS DRIVE DARLEY VIC
3340**

 3  2  4

Sold Price **\$1,029,000** Sold Date **07-Oct-25**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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