

# 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  
13 Darley Drive, Darley, Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$390,000

& \$410,000

### Median sale price

Median price \$327,500 Property type Vacant Land Suburb Darley

Period - From 01/12/2024 to 30/11/2025 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 eighteen 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
27 Darley Drive, Darley, VIC 3340	\$390,000	25/11/2025
Lot 1605, 164 Adelong Way, Bacchus Marsh, VIC 3340	\$390,000	12/06/2025
44 Riversdale Crescent, Darley, VIC 3340	\$385,000	16/12/2025

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 eighteen months.

This Statement of Information was prepared on: 18/12/2025