

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

177 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

\$655,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,100

Property type

House

Suburb

Darley

Period-from

01 Sep 2025

to

31 Aug 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

19 HAMISH ROAD DARLEY VIC 3340	\$650,000	20-Jul-26
175 HOLTS LANE DARLEY VIC 3340	\$680,000	15-Jul-26
34 MERIDIE WAY DARLEY VIC 3340	\$666,000	28-Apr-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.~~

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Real Estate

Amol Pancholi

M 0414 036 300

E amol.p@eldersrealestate.com.au



**19 HAMISH ROAD DARLEY VIC
3340**

4 2 2

Sold Price

\$650,000

Sold Date

20-Jul-26

Distance

1.15km



**175 HOLTS LANE DARLEY VIC
3340**

4 2 2

Sold Price

\$680,000

Sold Date

15-Jul-26

Distance

0km



**34 MERIDIE WAY DARLEY VIC
3340**

4 2 2

Sold Price

\$666,000

Sold Date

28-Apr-26

Distance

0.78km



**14 RIVERBEND DRIVE DARLEY VIC
3340**

3 2 1

Sold Price

\$650,000

Sold Date

26-Jun-25

Distance

2.68km

RS = Recent sale

UN = Undisclosed Sale

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