

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Darling Darley – 187 Holts Lane – Darley VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 5 – 12.5 x 29.91 (370m <sup>2</sup> )	\$295,000	or range between	\$*	&	\$
Lot 6 – 14 x 30.67 (424m <sup>2</sup> )	\$330,000	or range between	\$*	&	\$
Lot 7 – 12.5 x 31.36 (388m <sup>2</sup> )	\$307,000	or range between	\$*	&	\$
Lot 9 – 16 x 32.91 (520m <sup>2</sup> )	\$365,500	or range between	\$*	&	\$
Lot 10 – 14 x 33.68 (466m <sup>2</sup> )	\$338,000	or range between	\$*	&	\$
Lot 11 – 13.95 x 33.68 (662m <sup>2</sup> )	\$399,500	or range between	\$*	&	\$
Lot 13 – 12.5 x 35 (442m <sup>2</sup> )	\$315,500	or range between	\$*	&	\$
Lot 14 – 15.15 x 32 (480m <sup>2</sup> )	\$354,000	or range between	\$*	&	\$
Lot 15, 16, 21 – 14 x 32 (448m <sup>2</sup> )	\$335,000	or range between	\$*	&	\$
Lot 17 – 12.5 x 28 (391m <sup>2</sup> )	\$296,000	or range between	\$*	&	\$
Lot 18 – 14.41 x 28 (487m <sup>2</sup> )	\$358,500	or range between	\$*	&	\$
Lot 19 – 17.41 x 28 (491m <sup>2</sup> )	\$361,500	or range between	\$*	&	\$

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 22 – 14.5 x 28.68 (406m2)	\$317,500	or range between	\$*	&	\$
Lot 23 – 12.5 x 28.68 (362m2)	\$295,000	or range between	\$*	&	\$
Lot 24 – 10.5 x 29.26 (310m2)	\$261,000	or range between	\$*	&	\$
Lot 27 – 15.5 x 32 (487m2)	\$344,500	or range between	\$*	&	\$
Lot 28 – 16 x 28 (448m2)	\$330,000	or range between	\$*	&	\$
Lot 29 – 14.63 x 40.02 (448m2)	\$330,000	or range between	\$*	&	\$
Lot 30 – 14.63 x 41.25 (603m2)	\$369,500	or range between	\$*	&	\$
Lot 33 – 12.5 x 33.21 (415m2)	\$320,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price	<input type="text" value="\$332,750"/>	Suburb or locality	<input type="text" value="Darley VIC 3340"/>
Period - From	<input type="text" value="Jan 2025"/>	To	<input type="text" value="March 2025"/>
Source	<input type="text" value="Internal Research Department"/>		

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 5 – 12.5 x 29.91 (370m2)	1	\$	
	2	\$	
	3	\$	

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 6 – 14 x 30.67 (424m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 7 – 12.5 x 31.36 (388m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 9 – 16 x 32.91 (520m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 10 – 14 x 33.68 (466m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 11 – 13.95 x 33.68 (662m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 13 – 12.5 x 35 (442m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 14 – 15.15 x 32 (480m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 15, 16, 21 – 14 x 32 (448m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 17 – 12.5 x 28 (391m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 18 – 14.41 x 28 (487m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 19 – 17.41 x 28 (491m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 22 – 14.5 x 28.68 (406m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 23 – 12.5 x 28.68 (362m <sup>2</sup> )	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 24 – 10.5 x 29.26 (310m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 27 – 15.5 x 32 (487m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 28 – 16 x 28 (448m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 29 – 14.63 x 40.02 (448m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 30 – 14.63 x 41.25 (603m2)	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 33 – 12.5 x 33.21 (415m2)	1	\$	
	2	\$	
	3	\$	

This Statement of Information was prepared on: June 2025