

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
5 Darnley Drive, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,780,000 & \$1,880,000

Median sale price

Median price	\$1,750,000	Property Type	House	Suburb	Templestowe
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Verne Ct TEMPLESTOWE 3106	\$1,981,000	08/11/2025
2	14 Trevinden Cl TEMPLESTOWE 3106	\$1,845,000	04/10/2025
3	12 Valencia Tce TEMPLESTOWE 3106	\$1,781,000	13/09/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/01/2026 16:13



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2



4

Property Type: House (Res)

Land Size: 785 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties



15 Verne Ct TEMPLESTOWE 3106 (REI)



5



2



2

Price: \$1,981,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 743 sqm approx

[Agent Comments](#)



14 Trevinden Ct TEMPLESTOWE 3106 (REI/VG)



5



3



2

Price: \$1,845,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 654 sqm approx

[Agent Comments](#)



12 Valencia Tce TEMPLESTOWE 3106 (REI/VG)



4



2



2

Price: \$1,781,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 1087 sqm approx

[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888