

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

7 Wattle St, Darley Vic 3340

Indicative selling price

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

Range between \$740,000

&

\$795,000

Median sale price

Median price \$775,000

Property Type House

Suburb Darley

Period - From 01/04/2026

to 30/06/2026

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	14 Malcolm St BACCHUS MARSH 3340	\$755,000	23/03/2026
2	23 Rawlinson St MADDINGLEY 3340	\$743,000	17/03/2025
3	14 Rawlinson St MADDINGLEY 3340	\$758,000	12/03/2025

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:

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Property Type: Land
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$795,000
Median House Price
June quarter 2026: \$775,000

Comparable Properties



14 Malcolm St BACCHUS MARSH 3340 (VG)

Agent Comments



Price: \$755,000
Method: Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 360 sqm approx

23 Rawlinson St MADDINGLEY 3340 (VG)

Agent Comments



Price: \$743,000
Method: Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 399 sqm approx



14 Rawlinson St MADDINGLEY 3340 (REI/VG)

Agent Comments



Price: \$758,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 448 sqm approx

Account - Oak Tree Real Estate



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