

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

1 Darriwell Drive, Bannockburn VIC 3331

Indicative selling price

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

Range between

\$710,000

&

\$760,000

Median sale price

Median price

\$705,500

Property Type

House

Suburb

Bannockburn

Period - From

17/05/2025

to

16/11/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 26 Broadhead Way Bannockburn VIC 3331 | \$750,000 | 26/08/2025 |
| 34 Broadhead Way Bannockburn VIC 3331 | \$760,000 | 06/06/2025 |
| 49 Broadhead Way Bannockburn VIC 3331 | \$755,000 | 09/09/2025 |

This Statement of Information was prepared on:

17/11/2025