

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

11 Barley Court, Delahey Vic 3037

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$660,000

Property Type House

Suburb Delahey

Period - From 28/05/2024

to

27/05/2025

Source Property Data

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	6 Flint Cr DELAHEY 3037	\$596,000	23/05/2025
2	8 Ingoldsby Ct DELAHEY 3037	\$585,000	16/04/2025
3	33 Danthonia St DELAHEY 3037	\$585,000	27/02/2025

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:

28/05/2025 15:43



4 2 4

Rooms: 6
Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments

Three bedroom, one bathroom house with a self contained unit at the rear of the property

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

28/05/2024 - 27/05/2025: \$660,000

Comparable Properties



6 Flint Cr DELAHEY 3037 (REI)

3 2 2

Price: \$596,000
Method: Private Sale
Date: 23/05/2025
Property Type: House (Res)

Agent Comments

Three/four bedroom house on slightly larger land. Master bedroom with an ensuite and a backyard with greenery.



8 Ingoldsby Ct DELAHEY 3037 (REI/VG)

3 1 2

Price: \$585,000
Method: Sold After Auction
Date: 16/04/2025
Property Type: House (Res)
Land Size: 498 sqm approx

Agent Comments

Updated internally and much larger land size.



33 Danthonia St DELAHEY 3037 (REI/VG)

3 2 2

Price: \$585,000
Method: Auction Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments

Three bedroom, two bathroom house with an ensuite. Slightly larger land and has grassed areas.

Account - Jas Stephens - Yarraville | P: 03 93169000