Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode postcode	Including suburb and	
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Indicative selling price

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

Range between \$450,000	&	\$495,000
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Median sale price

Median price	\$660,000	Pro	perty Type	House		Suburb	Delahey
Period - From	28/05/2024	to	27/05/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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





Indicative Selling Price \$450,000 - \$495,000

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

Median House Price





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

Comparable Properties



6 Flint Cr DELAHEY 3037 (REI)





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)







Agent Comments

Updated internally and much larger land size.

Price: \$585,000

Method: Sold After Auction

Date: 16/04/2025

Property Type: House (Res) Land Size: 498 sqm approx



33 Danthonia St DELAHEY 3037 (REI/VG)





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





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