

## 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 THISTLE COURT DELAHEY VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Delahey

Period-from

01 Aug 2025

to

31 Jul 2026

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 6 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 11 KIPLING PLACE DELAHEY VIC 3037  | \$930,000 | 11-Mar-25 |
| 13 ANTONIE AVENUE DELAHEY VIC 3037 | \$901,000 | 04-Oct-25 |
| 23 OARSOME DRIVE DELAHEY VIC 3037  | \$895,000 | 14-Mar-26 |

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 6 months.~~

This Statement of Information was prepared on: 13 August 2026


**11 KIPLING PLACE DELAHEY VIC 3037**

 4
  2
  2

Sold Price

**\$930,000**

Sold Date

**11-Mar-25**

Distance

**0.66km**

**13 ANTONIE AVENUE DELAHEY VIC 3037**

 2
  2
  2

Sold Price

**\$901,000**

Sold Date

**04-Oct-25**

Distance

**1.73km**

**23 OARSOME DRIVE DELAHEY VIC 3037**

 3
  2
  2

Sold Price

**\$895,000**

Sold Date

**14-Mar-26**

Distance

**1.57km**

RS = Recent sale

UN = Undisclosed Sale

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