

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

9 KIEV WALK DELAHEY VIC 3037

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Delahey

Period-from

01 Mar 2025

to

28 Feb 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

2/22 VANESSA WAY DELAHEY VIC 3037	\$630,000	24-Nov-25
10 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$628,888	22-Nov-25
6 GARRY COURT KINGS PARK VIC 3021	\$625,000	17-Oct-25

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: 16 March 2026



2/22 VANESSA WAY DELAHEY VIC 3037 Sold Price **\$630,000** Sold Date **24-Nov-25**

 3  2  1

Distance **0.97km**



10 WATTLETREE DRIVE TAYLORS HILL VIC 3037 Sold Price **\$628,888** Sold Date **22-Nov-25**

 3  2  2

Distance **0.98km**



6 GARRY COURT KINGS PARK VIC 3021 Sold Price **\$625,000** Sold Date **17-Oct-25**

 3  1  2

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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