

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

7A WILLIS PLACE 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

\$669,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2025

to

31 Mar 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

7 YELLOW GUM ROAD DELAHEY VIC 3037	\$687,500	16-Oct-25
1/1 MONTAGU WAY DELAHEY VIC 3037	\$655,000	10-Feb-26
1/15 MCNICHOLL WAY DELAHEY VIC 3037	\$630,000	12-Jul-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: 09 April 2026


**7 YELLOW GUM ROAD DELAHEY
VIC 3037**
 3  1  1

Sold Price

\$687,500

Sold Date

16-Oct-25

Distance

0.36km

**1/1 MONTAGU WAY DELAHEY VIC
3037**
 3  1  1

Sold Price

\$655,000

Sold Date

10-Feb-26

Distance

0.68km

**1/15 MCNICHOLL WAY DELAHEY
VIC 3037**
 3  1  2

Sold Price

\$630,000

Sold Date

12-Jul-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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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

7B WILLIS PLACE 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

\$739,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2025

to

31 Mar 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

20A HACKETT COURT DELAHEY VIC 3037	\$715,000	12-Sep-25
3 CORREA CLOSE DELAHEY VIC 3037	\$732,000	26-Oct-24
15 OARSOME DRIVE DELAHEY VIC 3037	\$750,000	07-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: 09 April 2026


20A HACKETT COURT DELAHEY VIC 3037
 3  2  2

Sold Price

\$715,000

Sold Date

12-Sep-25

Distance

0.16km

3 CORREA CLOSE DELAHEY VIC 3037
 4  2  4

Sold Price

\$732,000

Sold Date

26-Oct-24

Distance

0.32km

15 OARSOME DRIVE DELAHEY VIC 3037
 3  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

07-Mar-26

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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