

## 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

1/9 HOPE 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Delahey

Period-from

01 Jun 2025

to

31 May 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

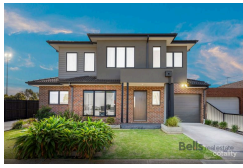
Date of sale

1/50 GOLDSMITH AVENUE DELAHEY VIC 3037	\$685,000	15-Feb-25
2/50 GOLDSMITH AVENUE DELAHEY VIC 3037	\$645,000	16-Feb-26
2/15 MCNICHOLL WAY DELAHEY VIC 3037	\$611,000	10-Nov-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: 17 June 2026



**1/50 GOLDSMITH AVENUE  
DELAHEY VIC 3037**

 4  3  1

Sold Price **\$685,000** Sold Date **15-Feb-25**

Distance **0.38km**



**2/50 GOLDSMITH AVENUE  
DELAHEY VIC 3037**

 3  2  1

Sold Price **\$645,000** Sold Date **16-Feb-26**

Distance **0.38km**



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

 3  1  1

Sold Price **\$611,000** Sold Date **10-Nov-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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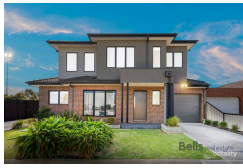
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