

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

2 EGERTON WAY 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Delahey

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 ALEXANDER CLOSE DELAHEY VIC 3037	\$657,000	26-Oct-24
44 BLACKWOOD WAY DELAHEY VIC 3037	\$660,000	12-Dec-24
20 KALYNA COURT DELAHEY VIC 3037	\$670,000	29-Dec-24

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: 21 March 2025

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**1 ALEXANDER CLOSE DELAHEY
VIC 3037**

3 2 1

Sold Price **\$657,000** Sold Date **26-Oct-24**

Distance **0.11km**



**44 BLACKWOOD WAY DELAHEY
VIC 3037**

3 2 2

Sold Price **\$660,000** Sold Date **12-Dec-24**

Distance **0.62km**



**20 KALYNA COURT DELAHEY VIC
3037**

3 2 2

Sold Price ^{RS} **\$670,000** Sold Date **29-Dec-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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