

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

8 INGOLDSBY COURT 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

\$495,000

&

\$540,000

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

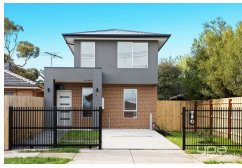
Date of sale

14 MAGNOLIA AVENUE KINGS PARK VIC 3021	\$535,000	01-Oct-24
5 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037	\$520,000	22-Oct-24
2/27 COLERIDGE DRIVE DELAHEY VIC 3037	\$502,000	08-Mar-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: 24 March 2025



**14 MAGNOLIA AVENUE KINGS
PARK VIC 3021**

 2  2  1

Sold Price **\$535,000** Sold Date **01-Oct-24**

Distance **1.71km**



**5 AMBERLEA CIRCUIT TAYLORS
HILL VIC 3037**

 3  2  2

Sold Price **\$520,000** Sold Date **22-Oct-24**

Distance **1.79km**



**2/27 COLERIDGE DRIVE DELAHEY
VIC 3037**

 2  1  1

Sold Price ^{RS} **\$502,000** Sold Date **08-Mar-25**

Distance **0.86km**

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

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