

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

17 RYLAND CIRCUIT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Delahey

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/25 AQUANITA CRESCENT KEILOR DOWNS VIC 3038	\$640,000	29-Jul-25
4 KESWICK COURT DELAHEY VIC 3037	\$640,000	09-Mar-25
84 BOBERRIT WYND SYDENHAM VIC 3037	\$637,000	20-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: 09 September 2025


**2/25 AQUANITA CRESCENT
KEILOR DOWNS VIC 3038**

 3
  -
  1

Sold Price **\$640,000** Sold Date **29-Jul-25**

Distance **1.93km**


**4 KESWICK COURT DELAHEY VIC
3037**

 4
  2
  2

Sold Price

Sold Date **09-Mar-25**

Distance **0.63km**


**84 BOBERRIT WYND SYDENHAM
VIC 3037**

 3
  2
  1

Sold Price

\$637,000 Sold Date **20-Mar-25**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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