

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

3 MANKINA 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Delahey

Period-from

01 Oct 2024

to

30 Sep 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

1 GOOCH CLOSE SYDENHAM VIC 3037	\$662,500	13-Aug-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.

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**1 GOOCH CLOSE SYDENHAM VIC
3037**

 3  1  1

Sold Price

\$662,500

Sold Date **13-Aug-25**

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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