

## 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

7 YELLOW GUM ROAD 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

\$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

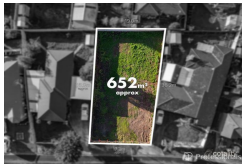
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 FERGUS COURT SYDENHAM VIC 3037      | \$670,000 | 09-Aug-25 |
| 49 BRAESWOOD ROAD KINGS PARK VIC 3021 | \$670,000 | 06-Aug-25 |
| 14 ALAN STREET KINGS PARK VIC 3021    | \$670,000 | 13-Apr-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: 07 October 2025



#### 4 FERGUS COURT SYDENHAM VIC 3037

Sold Price

**\$670,000**

Sold Date **09-Aug-25**

 - 
  - 
  1

Distance **1.81km**



#### 49 BRAESWOOD ROAD KINGS PARK VIC 3021

Sold Price

Sold Date **06-Aug-25**

 3 
  1 
  -

Distance **1.78km**



#### 14 ALAN STREET KINGS PARK VIC 3021

Sold Price

Sold Date **13-Apr-25**

 4 
  1 
  3

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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