

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

16 YELLOW GUM ROAD 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

\$690,000

&

\$740,000

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

10 DANTHONIA STREET DELAHEY VIC 3037	660000	01-Apr-25
61 SHAKESPEARE DRIVE DELAHEY VIC 3037	712500	18-Mar-25
21 KURRAJONG ROAD DELAHEY VIC 3037	751000	06-Jun-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: 03 September 2025



**10 DANTHONIA STREET DELAHEY
VIC 3037**

3 1 3

Sold Price

660000

Sold Date

01-Apr-25

Distance

1.06km



**61 SHAKESPEARE DRIVE DELAHEY
VIC 3037**

3 1 5

Sold Price

712500

Sold Date

18-Mar-25

Distance

1.29km



**21 KURRAJONG ROAD DELAHEY
VIC 3037**

3 2 4

Sold Price

751000

Sold Date

06-Jun-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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