

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

2/9 HOPE 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Delahey

Period-from

01 Jul 2025

to

30 Jun 2026

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

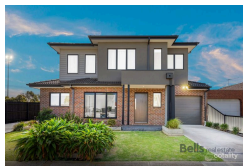
Date of sale

1/50 GOLDSMITH AVENUE DELAHEY VIC 3037	\$685,000	15-Feb-25
2/50 GOLDSMITH AVENUE DELAHEY VIC 3037	\$645,000	16-Feb-26
15B ALCOTT PLACE DELAHEY VIC 3037	\$688,000	16-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: 29 July 2026


**1/50 GOLDSMITH AVENUE
DELAHEY VIC 3037**

 4
  3
  1

Sold Price **\$685,000** Sold Date **15-Feb-25**

Distance **0.37km**


**2/50 GOLDSMITH AVENUE
DELAHEY VIC 3037**

 3
  2
  1

Sold Price **\$645,000** Sold Date **16-Feb-26**

Distance **0.38km**


**15B ALCOTT PLACE DELAHEY VIC
3037**

 4
  2
  1

Sold Price **\$688,000** Sold Date **16-Jun-25**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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