

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

1/1 PLATH CLOSE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Delahey

Period-from

01 Mar 2025

to

28 Feb 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

1/1 MONTAGU WAY DELAHEY VIC 3037	\$655,000	10-Feb-26
2/15 MCNICHOLL WAY DELAHEY VIC 3037	\$611,000	10-Nov-25
1/15 WILMOT DRIVE DELAHEY VIC 3037	\$580,000	29-Nov-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: 31 March 2026

Nicholas Costa

M 0411631727

E ncosta@barryplant.com.au



1/1 MONTAGU WAY DELAHEY VIC 3037

Sold Price

\$655,000

Sold Date

10-Feb-26

 3

 1

 1

Distance

0.1km



2/15 MCNICHOLL WAY DELAHEY VIC 3037

Sold Price

\$611,000

Sold Date

10-Nov-25

 3

 1

 1

Distance

0.48km



1/15 WILMOT DRIVE DELAHEY VIC 3037

Sold Price

\$580,000

Sold Date

29-Nov-25

 2

 1

 1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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