

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

8 MERCER 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

House

Suburb

Delahey

Period-from

01 Jun 2025

to

31 May 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

6 COWLEY STREET DELAHEY VIC 3037	\$770,000	06-Dec-25
29 KATRINA DRIVE BURNSIDE HEIGHTS VIC 3023	\$785,000	24-Dec-25
23 MARYLOU COURT DELAHEY VIC 3037	\$822,000	14-Apr-26

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: 04 June 2026



6 COWLEY STREET DELAHEY VIC 3037

Sold Price **\$770,000** Sold Date **06-Dec-25**

 4  2  2

Distance **0.3km**

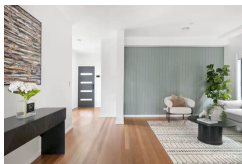


29 KATRINA DRIVE BURNSIDE HEIGHTS VIC 3023

Sold Price **\$785,000** Sold Date **24-Dec-25**

 4  2  2

Distance **1.62km**



23 MARYLOU COURT DELAHEY VIC 3037

Sold Price ^{RS} **\$822,000** Sold Date **14-Apr-26**

 4  2  2

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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