

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

4 MASEFIELD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,500

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

8 CURRIE DRIVE DELAHEY VIC 3037	\$790,000	21-Apr-26
10 ROBINSON COURT DELAHEY VIC 3037	\$865,000	23-May-26
9 ALBERTINE CRESCENT SYDENHAM VIC 3037	\$810,000	31-Jan-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: 11 June 2026



8 CURRIE DRIVE DELAHEY VIC 3037

 4  2  6

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **21-Apr-26**

Distance **1.12km**



10 ROBINSON COURT DELAHEY VIC 3037

 4  2  1

Sold Price ^{RS} **\$865,000** Sold Date **23-May-26**

Distance **1.15km**



9 ALBERTINE CRESCENT SYDENHAM VIC 3037

 4  2  2

Sold Price **\$810,000** Sold Date **31-Jan-26**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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