

## 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](http://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

\$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	27-Apr-26
3 LEE PLACE BURNSIDE HEIGHTS VIC 3023	\$780,000	16-May-26
1 ROBINSON COURT DELAHEY VIC 3037	\$811,500	23-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: 24 June 2026

**8 CURRIE DRIVE DELAHEY VIC 3037**

4 2 6

Sold Price **\$790,000** Sold Date **27-Apr-26**Distance **0.7km****3 LEE PLACE BURNSIDE HEIGHTS VIC 3023**

4 2 2

Sold Price **\$780,000** Sold Date **16-May-26**Distance **1.71km****1 ROBINSON COURT DELAHEY VIC 3037**

3 2 1

Sold Price **\$811,500** Sold Date **23-Apr-26**Distance **0.95km**

RS = Recent sale      UN = Undisclosed Sale

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