

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

20 AITKEN DRIVE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Delahey

Period-from

01 Aug 2025

to

31 Jul 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

25 AITKEN DRIVE DELAHEY VIC 3037	\$678,000	17-Jun-26
2 EGERTON WAY DELAHEY VIC 3037	\$660,000	21-Mar-25
3 AITKEN DRIVE DELAHEY VIC 3037	\$660,000	20-Feb-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 August 2026


25 AITKEN DRIVE DELAHEY VIC 3037
 4  2  -

Sold Price

^{RS}
\$678,000

Sold Date

17-Jun-26

Distance

0.09km

2 EGERTON WAY DELAHEY VIC 3037
 3  2  1

Sold Price

\$660,000

Sold Date

21-Mar-25

Distance

0.09km

3 AITKEN DRIVE DELAHEY VIC 3037
 4  2  2

Sold Price

Sold Date

20-Feb-26

Distance

0.13km

14 OAT CLOSE DELAHEY VIC 3037
 3  2  1

Sold Price

\$647,500

Sold Date

06-Dec-25

Distance

0.38km

8 STIPA STREET DELAHEY VIC 3037
 3  1  -

Sold Price

\$665,000

Sold Date

22-May-26

Distance

0.38km

12 SORGHUM WAY DELAHEY VIC 3037
 3  1  1

Sold Price

\$661,000

Sold Date

02-Dec-25

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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4 KESWICK COURT DELAHEY VIC 3037

Sold Price

\$640,000

Sold Date

09-Mar-25
 4  2  2

Distance

0.49km

11 CORREA CLOSE DELAHEY VIC 3037

Sold Price

\$667,000

Sold Date

26-Mar-25
 3  2  2

Distance

0.43km

53 YEATS DRIVE DELAHEY VIC 3037

Sold Price

\$675,000

Sold Date

04-Mar-25
 3  2  2

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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