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

11 Barley Court, Delahey Vic 3037

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale pr	ice							
Median price	\$660,000	Pro	Property Type Hou		se		Suburb	Delahey
Period - From	11/06/2024	to	10/06/2025		So	urce	Property	y Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Flint Cr DELAHEY 3037	\$596,000	23/05/2025
2	8 Ingoldsby Ct DELAHEY 3037	\$585,000	16/04/2025
3	33 Danthonia St DELAHEY 3037	\$585,000	27/02/2025

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 six months.

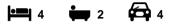
This Statement of Information was prepared on:

11/06/2025 09:34









Rooms: 6 Property Type: House Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price \$490,000 - \$530,000 **Median House Price** 11/06/2024 - 10/06/2025: \$660,000

Three bedroom, one bathroom house with a self contained unit at the rear of the property

Comparable Properties



6 Flint Cr DELAHEY 3037 (REI) 2 З 2

8 Ingoldsby Ct DELAHEY 3037 (REI/VG)

2

2

Price: \$596,000 Method: Private Sale Date: 23/05/2025 Property Type: House (Res)

Agent Comments

Agent Comments

land size.

Three/four bedroom house on slightly larger land. Master bedroom with an ensuite and a backyard with greenery.

Updated internally and much larger



Price: \$585,000 Method: Sold After Auction Date: 16/04/2025 Property Type: House (Res) Land Size: 498 sqm approx

33 Danthonia St DELAHEY 3037 (REI/VG) 3 2

3

Price: \$585,000

Agent Comments

Three bedroom, two bathroom house with an ensuite. Slightly larger land and has grassed areas.



Method: Auction Sale Date: 27/02/2025 Property Type: House (Res) Land Size: 369 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000



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