

## 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

15 CHAUCER CLOSE 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

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Delahey

Period-from

01 Sep 2025

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 17 LEMCO WALK DELAHEY VIC 3037     | \$705,000 | 26-Aug-26 |
| 19 THISTLE COURT DELAHEY VIC 3037  | \$685,000 | 18-Apr-26 |
| 43 KINGSLEY PLACE DELAHEY VIC 3037 | \$750,000 | 10-Aug-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: 10 September 2026



**17 LEMCO WALK DELAHEY VIC 3037**

 3  2  -

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**26-Aug-26**

Distance

**0.36km**



**19 THISTLE COURT DELAHEY VIC 3037**

 3  1  2

Sold Price

**\$685,000**

Sold Date

**18-Apr-26**

Distance

**0.41km**



**43 KINGSLEY PLACE DELAHEY VIC 3037**

 3  1  1

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**10-Aug-26**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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