Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	9 Holstein Close, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $646,500

Median sale price

Median price $612,250 Property Type House Suburb Delacombe

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	24 Charolais St DELACOMBE 3356	$635,000	18/03/2025
2	13 Angus Cl DELACOMBE 3356	$620,000	01/07/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 02/12/2025 15:22

9 Holstein Close, Delacombe Vic 3356

JellisCraig



3 2 2

Property Type: House
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$646,500
Median House Price
September quarter 2025: $612,250

Comparable Properties



24 Charolais St DELACOMBE 3356 (REI/VG)

3 2 2

Price: $635,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 630 sqm approx

Agent Comments



13 Angus Cl DELACOMBE 3356 (REI/VG)

3 2 4

Price: $620,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 712 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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