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 and postcode	45 SMYTHES ROAD DELACOMBE VIC 3356

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	$545,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	House	Suburb	Delacombe
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 18 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
109 GREENHALGHS ROAD DELACOMBE VIC 3356	$555,000	07-Jan-26
42 BRAHMAN DRIVE DELACOMBE VIC 3356	$560,000	29-Oct-25
113 WARRINA DRIVE DELACOMBE VIC 3356	$535,000	14-Nov-25

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 18 months.~~

This Statement of Information was prepared on: 20 March 2026

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109 GREENHALGHS ROAD DELACOMBE VIC 3356

3 2 2

Sold Price **$555,000** Sold Date **07-Jan-26**

Distance **0.37km**



42 BRAHMAN DRIVE DELACOMBE VIC 3356

3 2 2

Sold Price **$560,000** Sold Date **29-Oct-25**

Distance **0.51km**



113 WARRINA DRIVE DELACOMBE VIC 3356

3 1 3

Sold Price **$535,000** Sold Date **14-Nov-25**

Distance **0.53km**



4 VIRGINIA COURT DELACOMBE VIC 3356

3 2 2

Sold Price **$568,000** Sold Date **06-Jan-26**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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