

Property Price Statement

Single residential property

located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 28/10/26

Property offered for sale

Address
Including suburb and
postcode

5 JAMES DRIVE DELACOMBE VIC 3356

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	3	2	2	138m ²	708m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$595,000

&

\$620,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$600,000	Property type	House	Suburb	Delacombe
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
22 JAMES DRIVE DELACOMBE VIC 3356	\$617,000	12-Sep-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	2	145m ²	676m ²

Comparable property 2

Address	Sale price	Date of sale
123 SMYTHES ROAD DELACOMBE VIC 3356	\$605,500	08-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	2	116m ²	443m ²

Comparable property 3

Address	Sale price	Date of sale
16 HOLSTEIN CLOSE DELACOMBE VIC 3356	\$602,000	09-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	2	183m ²	621m ²

Reason there are fewer than three comparable properties

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~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



22 JAMES DRIVE DELACOMBE VIC 3356

HOUSE

 3

 2

 2

 676m²

 145m²

Distance

0.09km

Sold Price

\$617,000

Sold Date

12-Sep-25



123 SMYTHES ROAD DELACOMBE VIC 3356

HOUSE

 3

 2

 2

 443m²

 116m²

Distance

0.87km

Sold Price

\$605,500

Sold Date

08-May-26



16 HOLSTEIN CLOSE DELACOMBE VIC 3356

HOUSE

 3

 2

 2

 621m²

 183m²

Distance

1.07km

Sold Price

\$602,000

Sold Date

09-Mar-26

RS = Recent sale

UN = Undisclosed Sale

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