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	10 Nimble Drive, Delacombe Vic 3356

Indicative selling price

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

Range between $645,000 & $680,000

Median sale price

Median price $525,000 Property Type House Suburb Delacombe

Period - From 01/04/2024 to 31/03/2025 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 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
1	10 Jasmine Dr DELACOMBE 3356	$670,000	03/04/2025
2	6 Brahman Dr DELACOMBE 3356	$665,000	24/01/2025
3	2 Lanita St DELACOMBE 3356	$660,000	03/12/2024

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: 16/04/2025 11:14

10 Nimble Drive, Delacombe Vic 3356



4 2 2

Rooms: 4
Property Type: House
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $680,000
Median House Price
Year ending March 2025: $525,000

Comparable Properties



10 Jasmine Dr DELACOMBE 3356 (REI)

4 2 4

Price: $670,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 792 sqm approx

Agent Comments



6 Brahman Dr DELACOMBE 3356 (REI/VG)

4 2 5

Price: $665,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 673 sqm approx

Agent Comments



2 Lanita St DELACOMBE 3356 (REI/VG)

4 2 4

Price: $660,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 720 sqm approx

Agent Comments

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

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