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	453 WILTSHIRE LANE 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	$599,000	&	$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$518,000	Property type	House	Suburb	Delacombe
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
24 CHAROLAIS STREET DELACOMBE VIC 3356	$635,000	18-Mar-25
75 ASCOT GARDENS DRIVE DELACOMBE VIC 3356	$602,050	26-Sep-24
50 TAIT STREET DELACOMBE VIC 3356	$600,000	16-Apr-24

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: 1st May 2025

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24 CHAROLAIS STREET DELACOMBE VIC 3356

3 2 2

Sold Price RS $635,000 Sold Date 18-Mar-25

Distance 1.61km



75 ASCOT GARDENS DRIVE DELACOMBE VIC 3356

3 2 2

Sold Price $602,050 Sold Date 26-Sep-24

Distance 1.74km



50 TAIT STREET DELACOMBE VIC 3356

4 2 2

Sold Price $600,000 Sold Date 16-Apr-24

Distance 2.04km

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

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