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	37 Majestic Way, Delacombe Vic 3356

Indicative selling price

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

Range between $699,000 & $749,000

Median sale price

Median price $590,000 Property Type House Suburb Delacombe

Period - From 01/04/2025 to 30/06/2025 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	378 Greenhalghs Rd WINTER VALLEY 3358	$715,000	28/08/2025
2	205 Ballarat Carngham Rd WINTER VALLEY 3358	$720,000	26/08/2025
3	18 Brownlee Blvd WINTER VALLEY 3358	$715,000	20/08/2025

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: 24/09/2025 16:31

JellisCraig

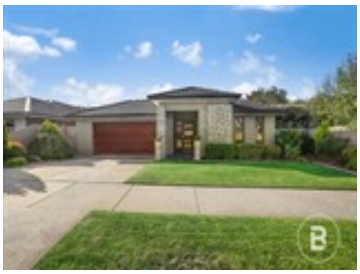
4 2 3

Property Type: Residential House
Land Size: 713m2 sqm approx

Agent Comments

Indicative Selling Price
$699,000 - $749,000
Median House Price
June quarter 2025: $590,000

Comparable Properties



378 Greenhalghs Rd WINTER VALLEY 3358 (REI)

4 2 4

Price: $715,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



205 Ballarat Carngham Rd WINTER VALLEY 3358 (REI)

4 2 2

Price: $720,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



18 Brownlee Blvd WINTER VALLEY 3358 (REI)

4 2 2

Price: $715,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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