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	46 Brahman Drive, Delacombe Vic 3356

Indicative selling price

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

Range between $660,000 & $690,000

Median sale price

Median price $612,250 Property Type House Suburb Delacombe

Period - From 01/07/2025 to 30/09/2025 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 eighteen 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	47 The Ridge WINTER VALLEY 3358	$680,000	29/08/2025
2	14 Swan Blvd WINTER VALLEY 3358	$650,000	25/07/2025
3			

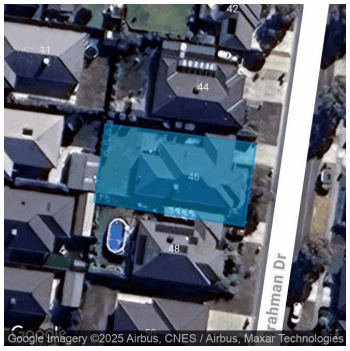
OR

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 eighteen months.

This Statement of Information was prepared on: 13/10/2025 11:31

46 Brahman Drive, Delacombe Vic 3356

JellisCraig



3 2 2

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $690,000
Median House Price
September quarter 2025: $612,250

Comparable Properties



47 The Ridge WINTER VALLEY 3358 (REI)

3 2 -

Price: $680,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 762 sqm approx

Agent Comments



14 Swan Blvd WINTER VALLEY 3358 (REI/VG)

3 2 2

Price: $650,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 627 sqm approx

Agent Comments

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 eighteen months.

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

REIV THE DIFFERENCE

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