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<br>Including suburb or locality and postcode | 9 Shaftesbury Avenue, Delacombe Vic 3356 |

## Indicative selling price

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

Range between $750,000 & $800,000

## Median sale price

Median price $573,500 Property Type House Suburb Delacombe

Period - From 01/01/2025 to 31/12/2025 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 | 2 Jasmine Dr DELACOMBE 3356 | $722,000 | 07/01/2026 |
| 2 | 20 Continuance Way DELACOMBE 3356 | $705,000 | 26/11/2025 |
| 3 | 408 Greenhalghs Rd WINTER VALLEY 3358 | $735,000 | 22/10/2025 |

**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: 20/01/2026 15:33

# 9 Shaftesbury Avenue, Delacombe Vic 3356

JellisCraig



4 2 2

**Property Type:** Residential House
**Land Size:** 749 sqm approx

Agent Comments

**Indicative Selling Price**
$750,000 - $800,000
**Median House Price**
Year ending December 2025: $573,500

## Comparable Properties



**2 Jasmine Dr DELACOMBE 3356 (REI)**

4 2 5

**Price:** $722,000
**Method:** Private Sale
**Date:** 07/01/2026
**Property Type:** House
**Land Size:** 742 sqm approx

Agent Comments



**20 Continuance Way DELACOMBE 3356 (REI)**

4 2 2

**Price:** $705,000
**Method:** Private Sale
**Date:** 26/11/2025
**Property Type:** House (Res)
**Land Size:** 679 sqm approx

Agent Comments



**408 Greenhalghs Rd WINTER VALLEY 3358 (REI/VG)**

4 2 4

**Price:** $735,000
**Method:** Private Sale
**Date:** 22/10/2025
**Property Type:** House
**Land Size:** 716 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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