

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

36 RANCE ROAD 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

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,500

Property type

House

Suburb

Delacombe

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

54 BRAHMAN DRIVE DELACOMBE VIC 3356	\$770,000	15-Jun-26
333 GREENHALGHS ROAD WINTER VALLEY VIC 3358	\$750,000	24-Feb-26
408 GREENHALGHS ROAD WINTER VALLEY VIC 3358	\$735,000	16-Oct-25

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.

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54 BRAHMAN DRIVE DELACOMBE VIC 3356

Sold Price

\$770,000

Sold Date

15-Jun-26

 4  2  2

Distance

0.49km



333 GREENHALGHS ROAD WINTER VALLEY VIC 3358

Sold Price

\$750,000

Sold Date

24-Feb-26

 4  2  2

Distance

0.98km



408 GREENHALGHS ROAD WINTER VALLEY VIC 3358

Sold Price

\$735,000

Sold Date

16-Oct-25

 4  2  2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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