

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

45 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,250

Property type

House

Suburb

Delacombe

Period-from

01 Sep 2025

to

31 Aug 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

5 MARION STREET BONSHAW VIC 3352	\$650,000	27-Mar-26
5 AUBURN DRIVE SMYTHES CREEK VIC 3351	\$630,000	31-Mar-26
10 NIKOLAOS STREET SMYTHES CREEK VIC 3351	\$665,000	30-Jun-26

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: 23 September 2026



5 MARION STREET BONSHAW VIC 3352 Sold Price **\$650,000** Sold Date **27-Mar-26**

 3  2  -

Distance **1.22km**



5 AUBURN DRIVE SMYTHES CREEK VIC 3351 Sold Price **\$630,000** Sold Date **31-Mar-26**

 3  2  2

Distance **1.23km**



10 NIKOLAOS STREET SMYTHES CREEK VIC 3351 Sold Price **\$665,000** Sold Date **30-Jun-26**

 3  2  2

Distance **0.67km**

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

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