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	15 Mawarra Drive, Delacombe Vic 3356
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$410,000

Median sale price

Median price	\$520,000	Pro	perty Type	louse		Suburb	Delacombe
Period - From	02/07/2024	to	01/07/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	611 Rubicon St SEBASTOPOL 3356	\$410,000	03/02/2025
2	1 Kowree Cr SEBASTOPOL 3356	\$410,000	04/12/2024
3	511 Rubicon St SEBASTOPOL 3356	\$400,000	25/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/07/2025 10:28









Property Type: House (Previously Occupied - Detached) Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price \$410,000 **Median House Price** 02/07/2024 - 01/07/2025: \$520,000

Comparable Properties



611 Rubicon St SEBASTOPOL 3356 (REI/VG)

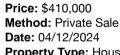
Price: \$410,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 652 sqm approx

Agent Comments



1 Kowree Cr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Property Type: House (Res) Land Size: 647 sqm approx



511 Rubicon St SEBASTOPOL 3356 (REI/VG)

3

Price: \$400,000 Method: Private Sale Date: 25/09/2024

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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