

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

15 Mawarra Drive, Delacombe Vic 3356

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

Property Type

House

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	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 comparable properties 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)

Agent Comments



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



1 Kowree Cr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 04/12/2024
Property Type: House (Res)
Land Size: 647 sqm approx



511 Rubicon St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 584 sqm approx

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