Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2 Loris Court, Delacombe Vic 3356
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$680,000	&	\$715,000
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Median sale price

Median price	\$590,000	Pro	perty Type	House		Suburb	Delacombe
Period - From	01/04/2025	to	30/06/2025		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

1	2 Benson CI DELACOMBE 3356	\$680,000	14/08/2025
2	19 Edgewood Ct DELACOMBE 3356	\$717,000	08/08/2025
3	8 Benson CI DELACOMBE 3356	\$682,000	16/12/2024

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:	01/09/2025 09:51



Date of sale







Rooms: 7

Property Type: House Land Size: 1780 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$715,000 **Median House Price** June quarter 2025: \$590,000

Comparable Properties



2 Benson CI DELACOMBE 3356 (REI)

Price: \$680,000 Method: Private Sale Date: 14/08/2025 Property Type: House

Land Size: 1672 sqm approx

Agent Comments



19 Edgewood Ct DELACOMBE 3356 (REI)

Agent Comments

Price: \$717,000 Method: Private Sale Date: 08/08/2025 Property Type: House

Land Size: 1726 sqm approx



8 Benson CI DELACOMBE 3356 (REI/VG)

3

Agent Comments

Price: \$682,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 1673 sqm approx

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





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