

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

2 Loris Court, Delacombe Vic 3356

Indicative selling price

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

Range between \$680,000 & \$715,000

Median sale price

Median price \$590,000 Property 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	Date of sale
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



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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)

Agent Comments

3 2 4

Price: \$680,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 1672 sqm approx



19 Edgewood Ct DELACOMBE 3356 (REI)

Agent Comments

4 2 6

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)

Agent Comments

3 2 5

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