

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

82 CONTINUANCE WAY 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Other

Suburb

Delacombe

Period-from

01 Mar 2025

to

28 Feb 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

67 CONTINUANCE WAY DELACOMBE VIC 3356	\$352,000	05-Nov-25
8 CROWN STREET SEBASTOPOL VIC 3356	\$370,000	30-Oct-25
14 TUCKEROO STREET WINTER VALLEY VIC 3358	\$355,000	23-Jul-25

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: 05 March 2026



**67 CONTINUANCE WAY
 DELACOMBE VIC 3356**

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Sold Price **\$352,000** Sold Date **05-Nov-25**

Distance **0km**



**8 CROWN STREET SEBASTOPOL
 VIC 3356**

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Sold Price **\$370,000** Sold Date **30-Oct-25**

Distance **1.94km**



**14 TUCKEROO STREET WINTER
 VALLEY VIC 3358**

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Sold Price **\$355,000** Sold Date **23-Jul-25**

Distance **2.09km**

RS = Recent sale UN = Undisclosed Sale

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