

## 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

65 CONTINUANCE WAY DELACOMBE VIC 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$299,000

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

114 ASCOT GARDENS DRIVE DELACOMBE VIC 3356	\$285,000	14-Nov-25
37 RANCE ROAD DELACOMBE VIC 3356	\$285,000	11-Jul-25
48 RANCE ROAD DELACOMBE VIC 3356	\$282,500	18-Dec-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: 06 March 2026



**114 ASCOT GARDENS DRIVE  
 DELACOMBE VIC 3356**

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Sold Price **\$285,000** Sold Date **14-Nov-25**

Distance **0km**



**37 RANCE ROAD DELACOMBE VIC  
 3356**

4 2 -

Sold Price

Sold Date **11-Jul-25**

Distance **0.2km**



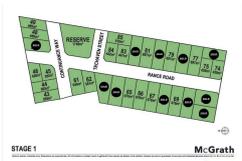
**48 RANCE ROAD DELACOMBE VIC  
 3356**

- - -

Sold Price

**\$282,500** Sold Date **18-Dec-25**

Distance **0.18km**



**42 RANCE ROAD DELACOMBE VIC  
 3356**

- - -

Sold Price

Sold Date **29-Aug-25**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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