

## 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

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Delacombe

Period-from

01 Jun 2025

to

31 May 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

15 SUGARLOAF ROAD WINTER VALLEY VIC 3358	\$306,000	24-Mar-26
3 LAGONDA LANE SMYTHES CREEK VIC 3351	\$336,960	11-Feb-25
5 PORTILLO DRIVE WINTER VALLEY VIC 3358	\$309,750	27-Jan-26

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: 03 June 2026

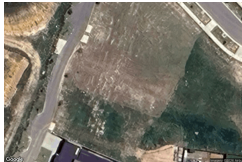


### 15 SUGARLOAF ROAD WINTER VALLEY VIC 3358

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Sold Price **\$306,000** Sold Date **24-Mar-26**

Distance **0.65km**



### 3 LAGONDA LANE SMYTHES CREEK VIC 3351

 -  -  -

Sold Price **\$336,960** Sold Date **11-Feb-25**

Distance **1.3km**



### 5 PORTILLO DRIVE WINTER VALLEY VIC 3358

 4  4  2

Sold Price **\$309,750** Sold Date **27-Jan-26**

Distance **1.71km**



### 56 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

 4  2  2

Sold Price **\$315,000** Sold Date **13-Feb-26**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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