

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

1/12 Neway Avenue, Delacombe Vic 3356

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$430,000

Property Type Unit

Suburb Delacombe

Period - From 09/04/2025

to 08/04/2026

Source Property Data

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	4 Kendra PI BONSHAW 3352	\$490,000	02/09/2025
2	1/316 Smythes Rd DELACOMBE 3356	\$490,000	13/03/2025
3	107 Kossuth St SEBASTOPOL 3356	\$450,000	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:

09/04/2026 16:41

1/12 Neway Avenue, Delacombe Vic 3356



Phil Petrie
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2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 219 sqm approx
Agent Comments

Indicative Selling Price
\$490,000
Median Unit Price
09/04/2025 - 08/04/2026: \$430,000

Comparable Properties



4 Kendra PI BONSHAW 3352 (REI/VG)

[Agent Comments](#)

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Price: \$490,000
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Res)
Land Size: 219 sqm approx



1/316 Smythes Rd DELACOMBE 3356 (VG)

[Agent Comments](#)

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Price: \$490,000
Method: Sale
Date: 13/03/2025
Property Type: Flat/Unit/Apartment (Res)

107 Kossuth St SEBASTOPOL 3356 (VG)

[Agent Comments](#)

2 - -

Price: \$450,000
Method: Sale
Date: 16/12/2024
Property Type: House (Res)
Land Size: 338 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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