

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

21 Jordan Avenue, Delacombe Vic 3356

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$599,000

Property Type House

Suburb Delacombe

Period - From 01/04/2025

to 31/03/2026

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	123 Smythes Rd DELACOMBE 3356	\$605,500	08/05/2026
2	17 Swan Blvd WINTER VALLEY 3358	\$610,000	08/05/2026
3	45 Smythes Rd DELACOMBE 3356	\$585,000	09/04/2026

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:

28/05/2026 10:54



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 466 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$600,000
Median House Price
Year ending March 2026: \$599,000

Comparable Properties



123 Smythes Rd DELACOMBE 3356 (REI)

[Agent Comments](#)

3 2 2

Price: \$605,500
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 443 sqm approx



17 Swan Blvd WINTER VALLEY 3358 (REI)

[Agent Comments](#)

3 2 3

Price: \$610,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 534 sqm approx



45 Smythes Rd DELACOMBE 3356 (REI)

[Agent Comments](#)

3 1 2

Price: \$585,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 704 sqm approx