

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 38 Tulloch Street, Deer Park, VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$650,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Deer Park (3023)

Period - From

01/10/2025

to

01/01/2025

Source

CoreLogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
13 TULLOCH STREET, DEER PARK VIC 3023	\$705,000	07/08/2024
4 WELLINGTON COURT, DEER PARK VIC 3023	\$700,000	17/12/2024
29 TULLOCH STREET DEER PARK 3023	\$660,000	08/08/2024

This Statement of Information was prepared on: 10/01/2025