

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

2/47 HUDDERSFIELD ROAD DEER PARK VIC 3023

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,250

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1/60 LEILA STREET DEER PARK VIC 3023	\$506,000	04-Mar-25
1/15 PARKFIELD COURT DEER PARK VIC 3023	\$480,000	05-Feb-25
1/92 ROBINSONS ROAD DEER PARK VIC 3023	\$470,000	15-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 April 2025



1/60 LEILA STREET DEER PARK VIC 3023

1 1 1

Sold Price **\$506,000** Sold Date **04-Mar-25**

Distance **0.59km**



1/15 PARKFIELD COURT DEER PARK VIC 3023

2 1 1

Sold Price **\$480,000** Sold Date **05-Feb-25**

Distance **1.93km**



1/92 ROBINSONS ROAD DEER PARK VIC 3023

3 1 1

Sold Price **\$470,000** Sold Date **15-Oct-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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