

## 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

6 RUFIOUS WAY DEANSIDE VIC 3336

### 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

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Other

Suburb

Deanside

Period-from

01 Mar 2024

to

28 Feb 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 46 BROCKWOOD STREET DEANSIDE VIC 3336 | \$398,000 | 03-Dec-24 |
| 48 BROCKWOOD STREET DEANSIDE VIC 3336 | \$395,000 | 05-Dec-24 |
| 8 LITORIA DRIVE DEANSIDE VIC 3336     | \$380,000 | 20-Nov-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: 11 March 2025



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**46 BROCKWOOD STREET  
DEANSIDE VIC 3336**

- - -

Sold Price **\$398,000** Sold Date **03-Dec-24**

Distance **1.76km**



**48 BROCKWOOD STREET  
DEANSIDE VIC 3336**

- - -

Sold Price **\$395,000** Sold Date **05-Dec-24**

Distance **1.77km**



**8 LITORIA DRIVE DEANSIDE VIC  
3336**

- - -

Sold Price **\$380,000** Sold Date **20-Nov-24**

Distance **1.75km**

RS = Recent sale      UN = Undisclosed Sale

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