

## 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

4 HOGAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Land

Suburb

Deer Park

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

65 QUINN STREET DEER PARK VIC 3023	\$595,000	06-Nov-24
43 DOHERTY STREET DEER PARK VIC 3023	\$610,000	21-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: 24 March 2025



**65 QUINN STREET DEER PARK VIC 3023**

Sold Price

**\$595,000**

Sold Date

**06-Nov-24**



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Distance

**0.19km**



**43 DOHERTY STREET DEER PARK VIC 3023**

Sold Price

**\$610,000**

Sold Date

**21-Nov-24**



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Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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