

## 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

1 EGAN STREET DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Land

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

1/3 DOHERTY STREET DEER PARK VIC 3023	\$530,000	28-Nov-24
15 EGAN STREET DEER PARK VIC 3023	\$598,000	04-Oct-24
58 LEE STREET DEER PARK VIC 3023	\$545,000	03-Dec-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: 03 April 2025



## 1/3 DOHERTY STREET DEER PARK VIC 3023

Sold Price

**\$530,000**

Sold Date

**28-Nov-24**



3



1



1

Distance

**0.54km**



## 15 EGAN STREET DEER PARK VIC 3023

Sold Price

**\$598,000**

Sold Date

**04-Oct-24**



3



1



2

Distance

**0.14km**



## 58 LEE STREET DEER PARK VIC 3023

Sold Price

**\$545,000**

Sold Date

**03-Dec-24**



3



1



1

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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