

## 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

27 BENTLEY DRIVE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

2 YALDING PLACE DEER PARK VIC 3023	\$670,000	26-Feb-25
24 HATFIELD PLACE DEER PARK VIC 3023	\$667,000	09-Nov-24
55 PIONEER DRIVE DEER PARK VIC 3023	\$618,000	03-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: 11 March 2025



**2 YALDING PLACE DEER PARK VIC 3023**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date **26-Feb-25**

 3  2  1

Distance **0.19km**



**24 HATFIELD PLACE DEER PARK VIC 3023**

Sold Price

**\$667,000**

Sold Date **09-Nov-24**

 3  2  2

Distance **0.26km**



**55 PIONEER DRIVE DEER PARK VIC 3023**

Sold Price

**\$618,000**

Sold Date **03-Oct-24**

 3  2  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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