

## 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

1/1 CARROLL 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,250

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 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 PARKFIELD COURT DEER PARK VIC 3023	\$750,000	10-Feb-25
49 PIONEER DRIVE DEER PARK VIC 3023	\$736,000	04-Dec-24
1/64 MILLBANK DRIVE DEER PARK VIC 3023	\$705,000	25-Feb-25

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: 05 May 2025



## 2 PARKFIELD COURT DEER PARK VIC 3023

 4  2  2

Sold Price

**\$750,000**

Sold Date

**10-Feb-25**

Distance

**0.93km**



## 49 PIONEER DRIVE DEER PARK VIC 3023

 4  2  2

Sold Price

**\$736,000**

Sold Date

**04-Dec-24**

Distance

**0.8km**



## 1/64 MILLBANK DRIVE DEER PARK VIC 3023

 1  2  1

Sold Price

**\$705,000**

Sold Date

**25-Feb-25**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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