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	12 ARCHDUKE DRIVE DEANSIDE VIC 3336

Indicative selling price

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

~~Single Price~~		or range between	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Deanside
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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
15 ANGUL PARADE DEANSIDE VIC 3336	650000	22-Feb-26
20 ARKBAR AVENUE DEANSIDE VIC 3336	745000	31-Oct-25
20 ELMWOOD STREET DEANSIDE VIC 3336	732500	15-Dec-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.~~

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15 ANGUL PARADE DEANSIDE VIC 3336

4 2 2

Sold Price RS 650000 Sold Date 22-Feb-26

Distance 0.83km

20 ARKBAR AVENUE DEANSIDE VIC 3336

4 2 2

Sold Price 745000 Sold Date 31-Oct-25

Distance 0.31km

20 ELMWOOD STREET DEANSIDE VIC 3336

4 2 2

Sold Price 732500 Sold Date 15-Dec-25

Distance 0.3km

6 BRAHMAN STREET DEANSIDE VIC 3336

4 2 2

Sold Price 670000 Sold Date 15-Sep-25

Distance 0.19km

RS = Recent sale **UN** = Undisclosed Sale

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