

## 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

13 BIVONGI ROAD DEANSIDE VIC 3336

### 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Deanside

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

3 FIGTREE ROAD DEANSIDE VIC 3336	\$755,966	08-Oct-24
15 FIGTREE ROAD DEANSIDE VIC 3336	\$755,966	08-Oct-24
760 NEALE ROAD DEANSIDE VIC 3336	\$815,000	06-Mar-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: 15 May 2025



3 FIGTREE ROAD DEANSIDE VIC 3336

Sold Price

\$755,966

Sold Date

08-Oct-24

4

2

2

Distance

0.1km



15 FIGTREE ROAD DEANSIDE VIC 3336

Sold Price

Sold Date

08-Oct-24

4

2

2

Distance

0.12km



760 NEALE ROAD DEANSIDE VIC 3336

Sold Price

\$815,000

Sold Date

06-Mar-24

4

2

2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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