

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 SHEARMAN ROAD 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Deanside

Period-from

01 May 2025

to

30 Apr 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

32 MANGIONI DRIVE DEANSIDE VIC 3336	\$728,000	10-Feb-26
25 VEL STREET DEANSIDE VIC 3336	\$745,000	21-Nov-25
6 HAMPTON STREET DEANSIDE VIC 3336	\$740,000	26-Feb-26

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 May 2026


**32 MANGIONI DRIVE DEANSIDE
VIC 3336**
 4  2  2

Sold Price

\$728,000

Sold Date

10-Feb-26

Distance

0.48km

**25 VEL STREET DEANSIDE VIC
3336**
 4  2  2

Sold Price

\$745,000

Sold Date

21-Nov-25

Distance

0.89km

**6 HAMPTON STREET DEANSIDE
VIC 3336**
 4  3  2

Sold Price

\$740,000

Sold Date

26-Feb-26

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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