

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

15 ANGUL PARADE 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	\$630,000	&	\$670,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$676,000	Property type	House	Suburb	Deanside
Period-from	01 Jan 2025	to	31 Dec 2025	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
22 SHEARMAN ROAD DEANSIDE VIC 3336	\$650,000	11-Aug-25
4 BRAHMAN STREET DEANSIDE VIC 3336	\$635,000	22-Oct-25
36 OSCAR CRESCENT DEANSIDE VIC 3336	\$670,000	02-Sep-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: 27 January 2026



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**22 SHEARMAN ROAD DEANSIDE
VIC 3336**

4 2 2

Sold Price

\$650,000 Sold Date 11-Aug-25

Distance 0.91km



**4 BRAHMAN STREET DEANSIDE
VIC 3336**

4 2 2

Sold Price

\$635,000 Sold Date 22-Oct-25

Distance 0.86km



**36 OSCAR CRESCENT DEANSIDE
VIC 3336**

4 2 2

Sold Price

\$670,000 Sold Date 02-Sep-25

Distance 1.54km

RS = Recent sale

UN = Undisclosed Sale

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