

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	16 LANGER ROAD DEANSIDE VIC 3336
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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	\$590,000	&	\$620,000
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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
13 MEDOC BOULEVARD DEANSIDE VIC 3336	\$606,000	29-Oct-25
10 OSCAR CRESCENT DEANSIDE VIC 3336	\$591,000	09-Dec-25
13 JARDINE DRIVE FRASER RISE VIC 3336	\$620,000	04-Oct-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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13 MEDOC BOULEVARD DEANSIDE Sold Price
VIC 3336

3 2 2

\$606,000 Sold Date **29-Oct-25**

Distance **0.3km**



10 OSCAR CRESCENT DEANSIDE Sold Price
VIC 3336

3 2 1

\$591,000 Sold Date **09-Dec-25**

Distance **0.93km**



13 JARDINE DRIVE FRASER RISE Sold Price
VIC 3336

3 2 2

\$620,000 Sold Date **04-Oct-25**

Distance **1.33km**



13 INTERNATIONAL STREET Sold Price
DEANSIDE VIC 3336

3 2 1

Sold Price

\$605,000 Sold Date **20-Nov-25**

Distance **1.36km**

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

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