

# 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

19 HOWARD PLACE DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2024

to

30 Sep 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

3 DUNCOMBE PARK WAY DEER PARK VIC 3023	\$710,000	25-Aug-25
21 EDMONDSHAW DRIVE DEER PARK VIC 3023	\$708,000	03-Jun-25
21 CLAIRVIEW ROAD DEER PARK VIC 3023	\$716,000	24-May-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: 09 October 2025



### 3 DUNCOMBE PARK WAY DEER PARK VIC 3023

3 2 2

Sold Price <sup>RS</sup> \$710,000 Sold Date 25-Aug-25

Distance 0.4km



### 21 EDMONDSHAW DRIVE DEER PARK VIC 3023

3 2 2

Sold Price \$708,000 Sold Date 03-Jun-25

Distance 0.45km



### 21 CLAIRVIEW ROAD DEER PARK VIC 3023

3 2 2

Sold Price \$716,000 Sold Date 24-May-25

Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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