## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	е						
Address Including suburb and postcode	2/2 DOHERTY STREET DEER PARK VIC 3023						
Indicative selling price							
For the meaning of this price	see consumer.vic	.gov.au	u/underquo	ting (*E	Delete single price	e or range	as applicable)
Single Price	or range between \$56			\$560,000	&	\$620,000	
Median sale price (*Delete house or unit as ap)	nlicable)						
("Delete house of unit as app	plicable)						
Median Price	\$530,000	Property type Uni			Unit	Suburb	Deer Park
Period-from	01 Nov 2024	to 31 Oct 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
5/71 CARROLL STREET DEER PARK VIC 3023					\$5	60,000	18-Sep-25
63 KUNAT STREET DEER PARK VIC 3023					\$60	00,000	21-Oct-25
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							1

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: 13 November 2025



OR

B\*



Branko KUBUROVSKI

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5/71 CARROLL STREET DEER PARK Sold Price VIC 3023

\$560,000 Sold Date 18-Sep-25

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0.58km Distance



63 KUNAT STREET DEER PARK VIC Sold Price 3023

RS \$600,000 Sold Date 21-Oct-25

1 **=** 3 a 1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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