

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

2/67 WELWYN PARADE DEER PARK VIC 3023

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/88 WELWYN PARADE DEER PARK VIC 3023	\$608,000	30-Jan-25
3/15 EARLSFIELD COURT DEER PARK VIC 3023	\$607,500	30-Nov-24
62 HOGAN STREET DEER PARK VIC 3023	\$610,000	22-Feb-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: 26 May 2025



**2/88 WELWYN PARADE DEER
PARK VIC 3023**

 3  2  2

Sold Price

\$608,000

Sold Date

30-Jan-25

Distance

0.13km



**3/15 EARLSFIELD COURT DEER
PARK VIC 3023**

 3  2  1

Sold Price

\$607,500

Sold Date

30-Nov-24

Distance

0.28km



**62 HOGAN STREET DEER PARK
VIC 3023**

 3  2  1

Sold Price

\$610,000

Sold Date

22-Feb-25

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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