

## 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

20 NEIMUR AVENUE DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 39 POOLE STREET DEER PARK VIC 3023      | \$650,000 | 29-Nov-24 |
| 6 SLOUGH STREET DEER PARK VIC 3023      | \$611,000 | 05-Apr-25 |
| 24 STEVENSTON STREET DEER PARK VIC 3023 | \$600,000 | 30-Nov-24 |

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: 07 May 2025



**39 POOLE STREET DEER PARK VIC 3023** Sold Price **\$650,000** Sold Date **29-Nov-24**  
Distance **0.12km**

3 1 2



**6 SLOUGH STREET DEER PARK VIC 3023** Sold Price <sup>RS</sup> **\$611,000** Sold Date **05-Apr-25**  
Distance **1.01km**

3 1 2



**24 STEVENSTON STREET DEER PARK VIC 3023** Sold Price **\$600,000** Sold Date **30-Nov-24**  
Distance **1.68km**

3 1 2



**5 TERRONT COURT DEER PARK VIC 3023** Sold Price **\$630,000** Sold Date **05-Jan-25**  
Distance **1.48km**

3 1 1



**40 DUMFRIES STREET DEER PARK VIC 3023** Sold Price **\$625,000** Sold Date **18-Feb-25**  
Distance **1.42km**

3 1 2

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

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