

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

21 CLAIRVIEW ROAD 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

\$680,000

&

\$720,000

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

10 PARKFIELD COURT DEER PARK VIC 3023	\$690,000	21-Apr-25
103 PIONEER DRIVE DEER PARK VIC 3023	\$720,000	20-Mar-25
73 DUNCOMBE PARK WAY DEER PARK VIC 3023	\$680,000	01-Mar-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: 23 May 2025

Ross Vorrias
P 0393074488
M 0415755555
E ross@obrienrealestate.com.au



**10 PARKFIELD COURT DEER PARK
VIC 3023**

 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date

21-Apr-25

Distance

0.09km



**103 PIONEER DRIVE DEER PARK
VIC 3023**

 3  2  1

Sold Price

^{RS} **\$720,000**

Sold Date

20-Mar-25

Distance

0.62km



**73 DUNCOMBE PARK WAY DEER
PARK VIC 3023**

 3  2  2

Sold Price

\$680,000

Sold Date

01-Mar-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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