

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

22 CASTELLO DRIVE DEANSIDE VIC 3336

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

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Deanside

Period-from

01 Feb 2025

to

31 Jan 2026

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

1 LEONID DRIVE ROCKBANK VIC 3335	490000	18-Sep-25
33 TESLA ROAD ROCKBANK VIC 3335	470000	25-Dec-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.

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**1 LEONID DRIVE ROCKBANK VIC
3335**

Sold Price

^{RS} **490000** ^{UN}

Sold Date

18-Sep-25



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-



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Distance

1.74km



**33 TESLA ROAD ROCKBANK VIC
3335**

Sold Price

^{RS} **470000**

Sold Date

25-Dec-25



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Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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