

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

28 LAMING 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2024

to

31 May 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

1 EGAN STREET DEER PARK VIC 3023	596000	16-Apr-25
38 MEAGER STREET DEER PARK VIC 3023	620000	24-Apr-25
32 TASMAN AVENUE DEER PARK VIC 3023	605000	15-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 June 2025



1 EGAN STREET DEER PARK VIC 3023

3 1 1

Sold Price

596000

Sold Date

16-Apr-25

Distance

1.38km



38 MEAGER STREET DEER PARK VIC 3023

3 1 1

Sold Price

620000

Sold Date

24-Apr-25

Distance

1.31km



32 TASMAN AVENUE DEER PARK VIC 3023

3 1 2

Sold Price

605000

Sold Date

15-Mar-25

Distance

0.1km



159 STATION ROAD DEER PARK VIC 3023

3 1 1

Sold Price

600000

Sold Date

20-Mar-25

Distance

0.46km



7 TRENTON CLOSE ALBANVALE VIC 3021

3 1 2

Sold Price

Sold Date

26-Mar-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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