

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

3/78 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

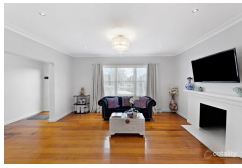
1/1 LITTLE STREET DEER PARK VIC 3023	\$500,000	15-Jul-25
2/47 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$485,000	29-Apr-25

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: 18 August 2025

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1/1 LITTLE STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$500,000**

Sold Date

15-Jul-25

 2

 1

 -

Distance

0.14km



2/47 HUDDERSFIELD ROAD DEER PARK VIC 3023

Sold Price

\$485,000

Sold Date

29-Apr-25

 2

 1

 1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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